

SUMMONS
(CITACION JUDICIAL)

on petition

SUM-100

NOTICE TO DEFENDANT: THE CITY OF LOS ANGELES, THE LOS
(AVISO AL DEMANDADO): ANGELES COUNTY ASSESSOR'S OFFICE;
and DOES 1 through 10, inclusive

*FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)*
**CONFORMED COPY
OF ORIGINAL FILED**
Los Angeles Superior Court

JUL 18 2012

John A. Clarke, Executive Officer/Clerk
By *(Signature)*, Deputy
SHAUNYA WESLEY

YOU ARE BEING SUED BY PLAINTIFF: HILL RHF HOUSING
(LO ESTÁ DEMANDANDO EL DEMANDANTE): PARTNERS, L.P., a
California limited partnership; OLIVE RHF HOUSING
PARTNERS, L.P., a California limited partnership

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:

(El nombre y dirección de la corte es):

Los Angeles Superior Court
111 North Hill Street

CASE NUMBER:
(Número del Caso):

BS138416

Los Angeles, CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Timothy D. Reuben, Esq. [SBN #94312] (310) 777-1990 (310) 777-1989

Reuben Raucher & Blum

10940 Wilshire Boulevard, 18th Floor

Los Angeles, California 90024

DATE:

(Fecha)

JOHN A. CLARKE
JUL 18 2012

Clerk, by _____
(Secretario)

Shaunya Wesley, Deputy
(Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)

(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).

NOTICE TO THE PERSON SERVED: You are served

1. as an individual defendant.
2. as the person sued under the fictitious name of (specify):
3. on behalf of (specify):

under: CCP 416.10 (corporation) CCP 416.60 (minor)
 CCP 416.20 (defunct corporation) CCP 416.70 (conservatee)
 CCP 416.40 (association or partnership) CCP 416.90 (authorized person)
 other (specify):

4. by personal delivery on (date):

JUL 18 2012

John A. Clarke, Executive Officer/Clerk
By *[Signature]*, Deputy
SHAUNYA WESLEY

1 Timothy D. Reuben [State Bar #94312]
2 Stephen L. Raucher [State Bar #162795]
3 K. Cannon Brooks [State Bar #254842]
4 **REUBEN RAUCHER & BLUM**
5 10940 Wilshire Boulevard, 18th Floor
6 Los Angeles, California 90024
7 Telephone: (310) 777-1990
8 Facsimile: (310) 777-1989

9 Attorneys for Plaintiffs Hill RHF Housing Partners, LP
10 and Olive RHF Housing Partners, LP

B S 1 3 8 4 1 6

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **FOR THE COUNTY OF LOS ANGELES**

10
11 HILL RHF HOUSING PARTNERS, L.P., a) CASE NO.
12 California limited partnership; OLIVE RHF)
13 HOUSING PARTNERS, L.P., a California)
14 limited partnership,)
15 Petitioners/Plaintiffs,)
16 vs.)
17 THE CITY OF LOS ANGELES, THE LOS)
18 ANGELES COUNTY ASSESSOR'S OFFICE;)
19 and DOES 1 through 10, inclusive,)
20 Respondents/Defendants.)
21

D. J. G.
John

21 Plaintiffs and Petitioners allege as follows:

22 **The Parties**

23 1. Plaintiff/Petitioner Hill RHF Housing Partners, L.P. ("Hill LP") is, and at all times
24 relevant to this Complaint was, a California limited partnership with its principal place of business
25 in Los Angeles, California. Hill LP is the owner of real property located at 255 S. Hill Street, Los
26 Angeles, California, which is referred to as "Angelus Plaza," which is within the boundaries of the
27 Downtown Center Business Improvement District. Hill LP is a non-profit provider of housing and
28 services to low-income seniors.

1 2. Plaintiff/Petitioner Hill Olive Housing Partners, L.P. (“Olive LP”) is, and at all times
2 relevant to this Complaint was, a California limited partnership with its principal place of business
3 in Los Angeles, California. Olive LP is the owner of real property located at 200 S. Olive Street, Los
4 Angeles, California, which is referred to as “Angelus Plaza North,” which is within the boundaries
5 of the Downtown Center Business Improvement District. Olive LP is a non-profit provider of
6 housing and services to low-income seniors.

7 3. Both Angelus Plaza and Angelus Plaza North are among the properties operated by
8 Retirement Housing Foundation (“RHF”), one of the nation’s largest non-profit providers of housing
9 and services for low-income seniors. As such, Angelus Plaza and Angelus Plaza North are exempt
10 from property taxes and several other types of taxes, fees, and assessments.

11 4. Defendant/Respondent the City of Los Angeles (“the City”) is a “local agency” as
12 defined by Streets & Highways Code §22530, a “local government” as defined by subdivision (b)
13 of Section 1 of Article XIII C of the California Constitution, and an “agency” as defined by
14 subdivision (a) of Section 2 of Article XIII D of the California Constitution. The City is a public
15 agency required to comply with the applicable provisions of the law of the State of California,
16 including the Constitution of the State of California and the Streets & Highways Code.

17 5. Defendant/Respondent the Los Angeles County Assessor’s Office (“the Assessor”)
18 is a “local agency” as defined by Streets & Highways Code §22530, a “local government” as defined
19 by subdivision (b) of Section 1 of Article XIII C of the California Constitution, and an “agency” as
20 defined by subdivision (a) of Section 2 of Article XIII D of the California Constitution. The
21 Assessor is a public agency required to comply with the applicable provisions of the law of the State
22 of California, including the Constitution of the State of California and the Streets & Highways Code.

23 6. Plaintiff is ignorant of the true names and capacities of defendants sued as DOES 1
24 through 10, inclusive, and therefore sues these defendants by such fictitious names. Plaintiff will
25 amend this complaint to allege their true names and capacities when ascertained.

26 7. Plaintiff is informed and believes that at all times relevant to this Petition and
27 Complaint each of the Defendants, including the Defendants served as DOE, were the agents,
28 affiliates, subsidiaries, employees, co-conspirators, and/or alter egos of one or some of the remaining

1 Defendants, and were at all times acting within the purpose and scope of such agency and
2 employment, and each Defendant has ratified and approved the acts of its agent.

3 8. Venue is proper in this Court because the City and the Assessor are located in Los
4 Angeles County, where the actions complained of occurred and will occur, and the primary business
5 location for each.

6 **Angelus Plaza and Angelus Plaza North**

7 9. Both Angelus Plaza and Angelus Plaza North are located within an R5-4D Zone,
8 which permits multiple-family residential development based on a density of one dwelling per 200
9 square feet of lot area and allows for uses permitted within an R4 Zone. The R5 Zone permits uses
10 including, but not limited to, hotels, motels, hospitals, and skilled nursing care housing. The R4
11 Zone permits uses including, but not limited to, churches, schools, and museums.

12 10. Collectively, Angelus Plaza and Angelus Plaza North, which are comprised of five
13 high-rise towers, is the largest affordable housing community for seniors in the United States.
14 Angelus Plaza and Angelus Plaza North are home to approximately 1,300 low-income elderly
15 residents (average age of 82) who meet affordability requirements established by the United States
16 Department of Housing and Urban Development as well as the Community Redevelopment Agency
17 of the City of Los Angeles (“CRACLA”).

18 11. Angelus Plaza and Angelus Plaza North offer a variety of programs and services to
19 their residents, including, but not limited to, assisted living, health care services, beauty services, and
20 educational services. These services are designed to promote among the senior residents the
21 importance of ongoing education, a healthy and active lifestyle, multi-cultural sharing, and
22 intergenerational involvement. The properties also provide meeting rooms, a dining room, a meals-
23 on-wheels site, a library, a classroom, an activity room, and a 250-seat auditorium.

24 12. Pursuant to a Regulatory Agreement and Declaration of Restrictive Covenants
25 between the CRACLA, an agency of the City, and Hill LP, dated October 1, 2008, use of Angeles
26 Plaza is restricted to a “qualified residential rental property.” Angelus Plaza North is restricted in
27 the same manner pursuant to a Regulatory Agreement and Declaration of Restrictive Covenants
28 between the CRACLA and Olive LP, dated October 1, 2008.

1 **Establishment of The Downtown Center Business Improvement District**

2 13. On April 10, 2012, the Los Angeles City Council (“the City Council”) passed
3 Ordinance No. 182107 (“the Ordinance of Intention”) stating its intent to establish a Property and
4 Business Improvement District to be known as the “Downtown Center Business Improvement
5 District” (“the DCBID”). The Ordinance of Intention, attached hereto as Exhibit A and incorporated
6 by reference, was approved by the Mayor of Los Angeles on April 11, 2012.

7 14. The Ordinance of Intention adopted and confirmed the Management District Plan
8 and Engineer’s Report, both dated January 2012.

9 15. The Engineer’s Report, attached hereto as Exhibit B and incorporated by reference,
10 states the following:

11 a. The duration of the proposed DCBID is five years commencing January 1,
12 2013;

13 b. The proposed DCBID improvement services and activities would include
14 cleaning programs, safety programs, economic development and marketing, special projects, and
15 management;

16 c. The boundaries of the proposed DCBID would be roughly Olympic Blvd. (to
17 the south), the 110 Freeway (to the west), 1st Street (to the north), and Los Angeles Street (to the
18 east);

19 d. The services provided by the DCBID provide a “special benefit” to the
20 individual parcels within the district and “do not confer general benefits on the community as a
21 whole;”

22 e. The proposed DCBID will assess publicly owned parcels within the district
23 in the same manner as privately owned parcels;

24 f. The proposed DCBID will assess the proportional special benefit among the
25 real property within the district via assessable square footage of the parcel;

26 g. The maximum assessment operating budget of the proposed DCBID for the
27 calendar year 2013 is a total of \$5,953,700, which may be increased up to five percent per year;

28 h. Based on the operating budget and the assessable square footage in the district,

1 the Engineer's Report also provided an "Assessment Roll" demonstrating the 2013 assessments for
2 each parcel within the district;

3 i. The 2013 assessment the properties within the boundaries of the district.

4 16. The Management District Plan, attached hereto as Exhibit C and incorporated by
5 reference, restated the findings of the Engineer's Report and stated the DCBID's governance,
6 procedure, and rules. Although not mentioned in the Engineer's Report, the Management District
7 Plan stated that the "Treatment of Residential Housing" would be as follows:

8 In accordance with Section 36632(c) of the California Streets and Highways Code,
9 properties zoned solely for residential or agriculture use are conclusively presumed
10 not to receive a special benefit from the improvements and service provided through
11 the assessments of the District and are not subject to any assessment pursuant to
Section 36632(c). Therefore, properties zoned solely for residential or agricultural
use within the boundaries of the district, if any, will not be assessed. The District
does not contain any parcels that are zoned solely for residential use.

12 17. The Management District Plan shows that the DCBID includes the heart of the
13 downtown Los Angeles commercial district including several high-rise office buildings occupied by
14 some of the nation's largest accounting firms, law firms, real estate and development companies,
15 banks, investment companies, and other large corporations or commercial enterprises. In addition,
16 the DCBID includes the Staples Center, LA Live, the Los Angeles Convention Center, and several
17 other large commercial centers. The vast majority of these are for profit enterprises. The office
18 buildings in downtown Los Angeles are owned by some of the largest real estate and business
19 enterprises in the country.

20 18. Neither the Engineer's Report nor the Management District Plan stated how
21 properties actually put to a solely residential use would be specially benefitted by the services
22 provided under the DCBID.

23 19. Neither the Engineer's Report nor the Management District Plan stated how Angelus
24 Plaza or Angelus Plaza North would be specially benefitted by the services provided under the
25 DCBID.

26 20. The Ordinance of Intention stated that the City Council would hold a public hearing
27 to determine whether to establish the DCBID and levy assessments on June 12, 2012.

28 21. On May 15, 2012, after receiving notice of the Ordinance of Intention, representatives

1 of RHF, Hill LP, and Olive LP (collectively “Plaintiffs”) met with representatives of the DCBID to
2 discuss the proposed assessments concerning Angelus Plaza and Angelus Plaza North. This meeting
3 was followed up with a letter from Plaintiffs to the DCBID on May 24, 2012, attached hereto as
4 Exhibit D and incorporated by reference, which requested that Angelus Plaza and Angelus Plaza
5 North be exempt from assessments under the DCBID on the ground that only residential use was
6 made of both properties.

7 22. In a letter dated May 31, 2012, attached hereto as Exhibit E and incorporated by
8 reference, counsel for the DCBID responded by stating that Angelus Plaza and Angelus Plaza North
9 were subject to DCBID assessments because they were not zoned solely for residential use.

10 23. In a letter dated June 8, 2012, attached hereto as Exhibit F, Plaintiffs requested that
11 Angelus Plaza and Angelus Plaza North be exempted from DCBID assessments based on their non-
12 profit status and their residential, rather than commercial, use. At this time, Plaintiffs also informed
13 the DCBID and the City Council that use of the properties were restricted to providing affordable
14 senior rental housing via agreements with the CRACLA. Neither the DCBID nor the City Council
15 responded to Plaintiffs’ renewed request.

16 24. On June 12, 2012, the City Council held a public hearing regarding whether to
17 establish the DCBID and levy assessments. Ballots were submitted by owners of property within
18 the district to be assessed by the DCBID.

19 25. At the June 12, 2012 hearing, Plaintiffs submitted ballots opposing the establishment
20 of the DCBID.

21 26. On June 14, 2012, the Deputy City Clerk tabulated the ballots of property owners.
22 Of the 346 ballots submitted, 245 voted to establish the DCBID and 101 voted against the
23 establishment. The vote tabulation reflected that Plaintiffs submitted a valid written protest.
24 Although the assessments of the DCBID were approved by a majority of the property owners within
25 the district, the vast majority of which are for profit commercial enterprises, the matter was never
26 voted on by the applicable taxpayers in the city, county, or state.

27 27. On June 19, 2012, the City Council approved and adopted the DCBID. Attached
28 hereto as Exhibit G is the City Council’s approval.

28. Attached hereto as Exhibit G and incorporated by reference, is the City's document demonstrating

29. In a letter dated July 6, 2012, attached hereto as Exhibit H and incorporated by reference, Plaintiffs demanded that the DCBID be modified so that Angelus Plaza and Angelus Plaza North be exempted from any and all assessments from the DCBID.

30. In a letter dated July 11, 2012, attached hereto as Exhibit I and incorporated by reference, the DCBID informed Plaintiffs that it would not amend the Management District Plan to exempt either Angelus Plaza or Angelus Plaza North from any assessments.

31. Plaintiffs have exhausted all administrative remedies to avoid being subject to the DCBID assessments.

32. An actual controversy exists between Plaintiffs and Defendants as to whether the DCBID and its assessments, both in general and as to Plaintiffs, are valid and comport with the applicable provision of the Constitution of the State of California and the Streets & Highways Code. Plaintiffs contend that Defendants are attempting to assess and collect a property tax, which has not been approved by two-thirds of the electorate in conformity with the California Constitution.

33. As a non-profit provider of housing and services to low-income seniors, all funds that are not assessed by the DCBID will increase the total amount of funds available to Plaintiffs with which to provide services to the low-income senior residents of Angelus Plaza and Angelus Plaza North and to provide low-income housing to seniors.

34. The requirements of the Constitution of the State of California and the Streets & Highways Code, upon which the instant Petition and Complaint seek to enforce, constitute important rights affecting the public interest as defined under Code of Civil Procedure §1021.5.

FIRST CAUSE OF ACTION

**Violation of the Requirement to Levy Assessments Based on Benefit to Property
(Streets & Highways Code §36632)**

(Against All Defendants)

35. Plaintiffs hereby repeat and reallege Paragraphs 1 through 33 of this Complaint as though set forth in full at this point.

1 36. Under California Streets and Highways Code §36632(a), “the assessments levied on
2 real property pursuant to this part shall be levied on the basis of the estimated benefit to the real
3 property within the property and business improvement district.”

4 37. Under California Streets and Highways Code §36632(a), “properties zoned solely for
5 residential use [] are conclusively presumed not to benefit from the improvements and served funded
6 through these assessments, and shall not be subject to any assessment pursuant to this part.”

7 38. The DCBID, as approved and adopted by the City, failed to levy assessments based
8 on the estimated benefit of the services of the DCBID to Angelus Plaza and/or Angelus Plaza North.

9 39. Prior to approving and adopting the DCBID, the City was aware that both Angelus
10 Plaza and Angelus Plaza North were restricted by Defendant from being put toward anything other
11 than residential use. In particular, the City had restricted the properties to be used exclusively for
12 rental housing for low-income seniors.

13 40. The City made no findings that the improvements and services provided by the
14 DCBID provided any benefit to residential properties or properties restricted to be used for rental
15 housing for low-income seniors. In fact, these issues were never even analyzed by the City. The
16 Management District Plan simply concludes that, because no properties within the district were
17 zoned solely residential, all properties were subject to the assessment. Establishing a blanket
18 assessment over all properties other than those “conclusively presumed not to benefit” does not
19 fulfill the City’s statutory obligation to levy assessments based on estimated benefit.

20 41. As to Angelus Plaza and Angelus Plaza North, the City failed to comply with the
21 requirements of Streets & Highways Code §36632(a) to levy assessment based on the estimated
22 benefit that these properties would receive from the DCBID services and improvements.

23 42. Plaintiffs are entitled to a Writ of Mandate commanding that the City modify the
24 DCBID to exempt Angelus Plaza and Angelus Plaza North from any and all DCBID assessments
25 on the ground that the City failed to comply with the requirements of Streets & Highways Code
26 §36632(a) to levy assessments against Angelus Plaza and Angelus Plaza North based on the
27 estimated benefit that these residential properties would receive from the DCBID services and
28 improvements.

1 43. Plaintiffs are entitled to a Declaration that the City failed to comply with the
2 requirements of Streets & Highways Code §36632(a) to levy assessments against Angelus Plaza and
3 Angelus Plaza North based on the estimated benefit that these residential properties would receive
4 from the DCBID services and improvements.

5 44. Plaintiffs are entitled to an order enjoining the City and the Assessor from collecting
6 assessments, fees, and/or special taxes associated with the DCBID from Plaintiffs, or any other
7 property owner to be assessed under the DCBID, on the ground that the City failed to comply with
8 the requirements of Streets & Highways Code §36632(a) to levy assessments against Angelus Plaza
9 and Angelus Plaza North based on the estimated benefit that these residential properties would
10 receive from the DCBID services and improvements.

SECOND CAUSE OF ACTION

15 45. Plaintiffs hereby repeat and reallege Paragraphs 1 through 43 of this Complaint as
16 though set forth in full at this point.

17 46. Under Section 4(a) of Article XIII D of the California Constitution, “[o]nly special
18 benefits are assessable, and an agency shall separate the general benefits from the special benefits
19 conferred on a parcel.”

20 47. Although purporting to separate the special benefits received by properties within the
21 district and general benefits received by the public at large from the DCBID's improvements and
22 services, the Engineer's Report as finally confirmed fails to fulfill the City's statutory obligations.
23 Rather than separating the general benefits accruing to the public at large, the Engineer's Report
24 erroneously denies the existence of these general benefits.

48. A key component of the improvements and services to be provided by the DCBID
are those designed to promote the overall safety of the district. For example, the Engineer's Report
states that the DCBID will provide "security services [] in the form of patrolling bicycle personnel,
nighttime vehicle patrol, and downtown ambassadors." The Engineer's Report states that these

1 measures are designed to “deter such illegal activities such as public urination, indecent exposure,
2 trespassing, drinking in public, prostitution,” and other activities.

3 49. Another key component of the improvements and services to be provided by the
4 DCBID are those designed to promote the overall cleanliness of the district. For example, the
5 Engineer’s Report states that the DCBID services will include sidewalk cleaning, trash collection,
6 graffiti and handbill removal, and landscaping.

7 50. The DCBID’s services designed to improve the safety and cleanliness of the public
8 streets within the district are intended to provide substantial benefits to public at large and are not
9 limited to any special benefits received by the parcels within the district.

10 51. Despite the general benefits received by the public at large, 100% of the annual
11 assessment obligation is being apportioned among the parcels within the district, including Angelus
12 Plaza and Angelus Plaza North, without any adjustment for the amount of benefit received by the
13 public at large.

14 52. The City’s failure to recognize and account for the general benefits accruing to the
15 public at large from the DCBID’s services violates Section 4(a) of Article XIII D of the California
16 Constitution because it results in the value of general benefits, rather than only special benefits,
17 being improperly assessed to parcels within the district.

18 53. Plaintiffs are entitled to a Writ of Mandate commanding that the City modify the
19 DCBID to exempt Angelus Plaza and Angelus Plaza North from any and all DCBID assessments
20 on the ground that the City failed to comply with Section 4(a) of Article XIII D of the California
21 Constitution when forming the DCBID because it failed to separate special benefits from general
22 benefits.

23 54. Alternatively, Plaintiffs are entitled to a Declaration that the DCBID is invalid as to
24 Plaintiffs because the City failed to comply with Section 4(a) of Article XIII D of the California
25 Constitution when forming the DCBID.

26 55. Plaintiffs are entitled to a Declaration that the DCBID is invalid in its entirety because
27 the City failed to comply with Section 4(a) of Article XIII D of the California Constitution when
28 forming the DCBID because it failed to separate special benefits from general benefits.

1 56. Plaintiffs are entitled to an order enjoining the City and Assessor from collecting
2 assessments, fees, and/or special taxes associated with the DCBID from Plaintiffs, or, alternatively,
3 any property owner to be assessed under the DCBID, on the ground that the City failed to comply
4 with Section 4(a) of Article XIII D of the California Constitution when forming the DCBID because
5 it failed to separate special benefits from general benefits.

THIRD CAUSE OF ACTION

Violation of the Requirement to Base Assessments on Expenditures (California Constitution, Article XIII D)

(Against All Defendants)

10 57. Plaintiffs hereby repeat and reallege Paragraphs 1 through 55 of this Complaint as
11 though set forth in full at this point.

12 58. Under Section 4(a) of Article XIII D of the California Constitution, the City is
13 required to base the DCDIB assessments on a calculation of the cost of the particular public
14 improvement to be financed by the assessment. It is not sufficient to base the assessments on the
15 DCBID's projected annual budget.

16 59. The Engineer's Report makes no attempt to determine the actual cost of the particular
17 service to be provided by the DCBID. Rather, the Engineer's Report simply states the DCBID's
18 "2013 Operating Budget" and the assessable square footage within the district. From these two
19 figures, the Engineer's Report calculates the amount of assessment per square foot, which determines
20 the assessment to each parcel.

21 60. The City's methodology in calculating the assessment of the DCBID violates Section
22 4(a) of Article XIII D of the California Constitution because the DCBID's budget, rather than the
23 actual expense of its services, determines the amount of assessment to each parcel.

24 61. Plaintiffs are entitled to a Writ of Mandate commanding that the City modify the
25 DCBID to exempt Angelus Plaza and Angelus Plaza North from any and all DCBID assessments
26 on the ground that City's methodology in calculating the assessment of the DCBID violates Section
27 4(a) of Article XIII D of the California Constitution because the DCBID's budget, rather than the
28 actual expense of its services, determines the amount of assessment to each parcel.

1 62. Plaintiffs are entitled to a Declaration that the DCBID is invalid as to Plaintiffs
2 because the City's methodology in calculating the assessment of the DCBID violates Section 4(a)
3 of Article XIII D of the California Constitution because the DCBID's budget, rather than the actual
4 expense of its services, determines the amount of assessment to each parcel.

5 63. Alternatively, Plaintiffs are entitled to a Declaration that the DCBID is invalid in its
6 entirety because the City’s methodology in calculating the assessment of the DCBID violates Section
7 4(a) of Article XIII D of the California Constitution because the DCBID’s budget, rather than the
8 actual expense of its services, determines the amount of assessment to each parcel.

9 64. Plaintiffs are entitled to an order enjoining the City and the Assessor from collecting
10 assessments, fees, and/or special taxes associated with the DCBID from Plaintiffs, or, alternatively,
11 any property owner to be assessed under the DCBID, on the ground that the City's methodology in
12 calculating the assessment of the DCBID violates Section 4(a) of Article XIII D of the California
13 Constitution because the DCBID's budget, rather than the actual expense of its services, determines
14 the amount of assessment to each parcel.

FOURTH CAUSE OF ACTION

Failure to Recognize Tax Exempt Non-Profit Status

(Revenue & Taxation Code §214, 26 U.S.C. §501)

(Against All Defendants)

19 65. Plaintiffs hereby repeat and reallege Paragraphs 1 through 63 of this Complaint as
20 though set forth in full at this point.

21 66. As qualifying charitable non-profit organizations under Revenue & Taxation Code
22 §214 and 26 U.S.C. §501, Plaintiffs are exempt from property taxes and certain fees and
23 assessments.

24 67. Plaintiffs are actually using Angelus Plaza and Angelus Plaza North in a manner
25 consistent with their status as charitable non-profit entities providing housing and services to low-
26 income seniors.

27 68. Despite Plaintiffs' tax exempt status, the City has adopted the DCBID, which seeks
28 to assess, levy and collect property taxes, assessments, and other taxes and fees against Plaintiffs in

1 violation of their tax exempt status.

2 69. Plaintiffs are entitled to a Writ of Mandate commanding the City to modify the
3 DCBID to exempt Angelus Plaza and Angelus Plaza North from any and all DCBID taxes, fees, or
4 assessments due to Plaintiffs' tax exempt status.

5 70. Plaintiffs are entitled to a Declaration that Angelus Plaza and Angelus Plaza North
6 are exempt from any and all DCBID taxes, fees, or assessments due to Plaintiffs' tax exempt status.

7 71. Plaintiffs are entitled to an order enjoining the City and the Assessor from collecting
8 assessments, fees, and/or special taxes associated with the DCBID from Plaintiffs because Angelus
9 Plaza and Angelus Plaza North are exempt from any and all DCBID taxes, fees, or assessments due
10 to Plaintiffs' tax exempt status.

11 WHEREFORE, Plaintiffs pray judgment against the defendants as follows:

12 1. For issuance of a peremptory writ of mandate pursuant to Code of Civil Procedure
13 §1085 commanding the Defendants, and each of them, to exempt Angelus Plaza and Angelus Plaza
14 North from any and all assessments, fees, and/or special taxes associated with the DCBID because
15 the City failed to comply with the applicable provisions of the Constitution of the State of California
16 and/or the Streets & Highways Code and/or failed to recognize Plaintiffs' tax exempt non-profit
17 status.

18 2. Alternatively, for a declaration that the DCBID is invalid as to Angelus Plaza and
19 Angelus Plaza North because the City failed to comply with the applicable provisions of the
20 Constitution of the State of California and/or the Streets & Highways Code and/or failed to recognize
21 Plaintiffs' tax exempt non-profit status.

22 3. For a declaration that the DCBID is invalid in its entirety because the City failed to
23 comply with the applicable provisions of the Constitution of the State of California and/or the Streets
24 & Highways Code and/or failed to recognize the non-profit status of property owners.

25 4. For an Order enjoining the City and the Assessor from collecting assessments, fees,
26 and/or special taxes associated with the DCBID, from spending proceeds from those assessments
27 and special taxes, and from making use of the proceeds of the assessments and special taxes except
28 to refund those proceeds to property owners with interest because the City failed to comply with the

1 applicable provisions of the Constitution of the State of California and/or the Streets & Highways
2 Code and/or failed to recognize Plaintiffs' tax exempt non-profit status.

3 5. For costs of suit;

4 6. For attorney's fees pursuant to Code of Civil Procedure §1021.5.

5 7. For such other relief as the court may deem proper.

6 DATED: July 18, 2012

REUBEN RAUCHER & BLUM

7 By: 

8 Timothy D. Reuben
9 Attorneys for Plaintiffs/Petitioners

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VERIFICATION

2 I, Deborah Stouff, am the Vice President of Corporate Records and the Corporate Secretary
3 for Retirement Housing Foundation and am authorized to make this verification on behalf of
4 Plaintiffs. I have read the foregoing **PETITION FOR PEREMPTORY WRIT OF MANDATE**
5 **AND COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF** and know its
6 contents. I am informed and believe and on that ground allege that the matters stated in the
7 foregoing document are true. I declare under penalty of perjury under the laws of the State of
8 California that the foregoing is true and correct.

9 Executed on the July 8, 2012 in Los Angeles County, California.

Deborah Stouff
Deborah Stouff

ORDINANCE NO. 182107

An Ordinance of Intention to establish a Property and Business Improvement District to be known as the "Downtown Center Business Improvement District" pursuant to the Provisions of the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California) and to levy assessments.

WHEREAS, the Property and Business Improvement District Law of 1994 authorizes cities to establish Property and Business Improvement Districts for the purpose of levying assessments on real property for certain purposes; and

WHEREAS, property owners in the Downtown Center business community who will pay more than 50 percent of the total amount of assessments to be levied, have filed written petitions requesting that the City Council establish a district to be named the Downtown Center Business Improvement District.

NOW THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. DECLARATION. Pursuant to the provisions of Property and Business Improvement District Law of 1994, Section 36600 *et seq.*, of the Streets and Highways Code (Act), the City Council declares its intention to consider the establishment of a Property and Business Improvement District to be named the Downtown Center Business Improvement District (District).

Sec. 2. ADOPTION OF ENGINEER'S REPORT AND MANAGEMENT DISTRICT PLAN. The City Council hereby adopts, approves and confirms the Engineer's Report and the Management District Plan included in Council File No. 12-0422

Sec. 3. PARCELS WITHIN THE DISTRICT. The City Council hereby affirms its finding that all parcels, which will have a special benefit conferred upon them and upon which an assessment will be imposed, are identified in the Management District Plan.

Sec. 4. PROPORTIONAL BENEFIT. The City Council hereby reaffirms that the assessment proposed to be imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

Sec. 5. SEPARATION OF GENERAL AND SPECIAL BENEFITS. The City Council hereby affirms that it has separated the general benefits, if any, from the special benefits conferred on each parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby affirms that all proposed assessments are supported by a detailed engineer's report prepared by a registered professional engineer certified by the state of California.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as detailed in the Management District Plan. The Downtown Center BID consists of 65 blocks of the west, northwestern and central downtown area of Los Angeles; bounded by the 110 Harbor Freeway on the west, 1st Street on the north, Hill Street, Main Street and Los Angeles Street on the East and 9th Street and Olympic Boulevard on the south. All property within the approximate boundaries described above are included in the proposed District.

There are 2,638 parcels owned by 1,663 stakeholders in the proposed District. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

Sec. 8. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed activities and improvements to be funded by the levy of assessments on property within the District are detailed in the Management District Plan. They include, but are not limited to, Clean and Safe, Economic Development and Marketing, Special Projects, Reserve, Delinquency and Administration.

Sec. 9. ANNUAL ASSESSMENTS AND DURATION. The District's total assessment for five (5) years is estimated to be \$32,897,952. The District's total annual assessment for the first year is estimated to be \$5,953,700. Annual assessments for subsequent years may be adjusted by a flat percentage rate to be determined by the Owners' Association, not to exceed five percent of the previous year's rate. It is proposed that the District be established for a five (5) year period. The District will not issue bonds.

Sec. 10. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the Statement of Assessment Due.

Sec. 11. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk shall follow the notice, protest, and hearing procedures prescribed in the Proposition

218 Omnibus Implementation Act (California Government Code, Section 53750 et seq.).

Sec. 12. PUBLIC HEARING. The City Council will hold a public hearing to determine whether to establish the District and levy assessments on JUN 12 2012 at 10:00 a.m., or as soon thereafter as City Council business permits, and on any hours and days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the hearing, all interested persons will be permitted to present written or oral testimony, and the City Council will consider all objections or protests to the proposed assessment.

Sec. 13. NOTICE TO RECORD OWNERS. The City Clerk shall give notice of the public hearing, in the manner specified in Government Code Section 53753, to the record owner of each parcel subject to the levy of an assessment. The notice shall be given at least 45 days before the public hearing date and shall specify that the public hearing will be to determine whether the City Council will establish the District and levy assessments.

Sec. 14. TABULATION OF ASSESSMENT BALLOTS. At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on JUN 19 2012 at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

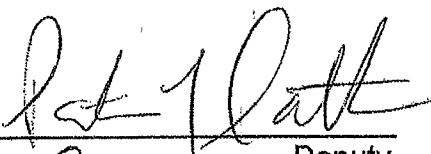
Sec. 15. MAJORITY PROTEST. If there is a majority protest against the imposition of the assessment, the City Council will not impose the assessment. A majority protest will exist if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

Sec. 16. AMENDMENT TO ENABLING STATUTE. The properties and businesses within the District established by this Ordinance shall be subject to any amendments to the Property and Business Improvement District Law of 1994 (Division 18, Part 7, Streets and Highways Code, State of California).

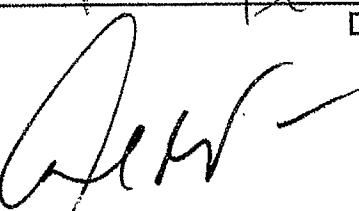
Sec. 17. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

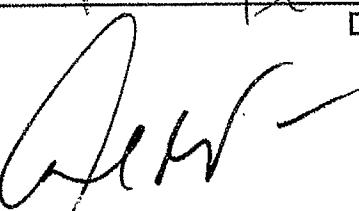
I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of APR 10 2012.

JUNE LAGMAY, City Clerk

By 
Deputy

APR 11 2012

Approved 


Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By  CARMEN A. TRUTANICH
Deputy City Attorney

Date 3/20/12

File No. CF 12-0722

Attachment A

FINAL

**Downtown Center
Business Improvement District
Engineer's Report**

**Los Angeles, California
January, 2012**

***Prepared by:*
Kristin Lowell Inc.**

*Prepared pursuant to the State of California
Property and Business Improvement District Law of 1994
And Article XIIIID of the California Constitution
to create a property-based business improvement District*

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Attachment: District Boundary Map

ENGINEER'S STATEMENT

This Report is prepared pursuant to Section 36600 et seq. of the California Streets and Highways Code (the "Property and Business Improvement District Law of 1994" as amended) (herein after "State Law") and pursuant to the provisions of Article XIIIID of the California Constitution (Proposition 218).

The Downtown Center Property-Based Business Improvement District ("District") will provide services either currently not provided, or not provided to the same degree, by the City of Los Angeles. These services will specially benefit individual assessable parcels in the Downtown Center area. Every individual assessed parcel within the District receives special benefit from the Clean and Safe, Economic Development and Marketing activities. Only those parcels within the District receive the special benefit of these proposed activities (Exhibit A); parcels contiguous to and outside the District do not receive the service or special benefit from the proposed services.

The duration of the proposed District is five (5) years commencing January 1, 2013. An estimated budget for the District improvements and activities is set forth in Exhibit F. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners' Association and approved by the City Council and will vary between 0 and 5% in any given year. Funding for the District improvements and activities shall be derived from a property-based assessment of each assessable parcel in the District. A detailed description of the methodology for determining the proportional special benefit each assessable parcel receives from the service and the assessment for each parcel is set forth in Exhibit E.

This Report includes the following attached Exhibits:

- EXHIBIT A:** Improvements and Activities
- EXHIBIT B:** District Boundary
- EXHIBIT C:** Special and General Benefits
- EXHIBIT D:** Publicly Owned Parcels
- EXHIBIT E:** Proportional Benefits
- EXHIBIT F:** Cost Estimate
- EXHIBIT G:** Apportionment Method
- EXHIBIT H:** Assessment Roll

Respectfully submitted,

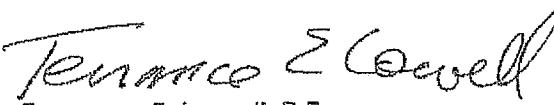

Terrance E. Lowell, P.E.



EXHIBIT A: DISTRICT ACTIVITIES

Through a series of property owner meetings the Downtown Center District Business Improvement District Renewal Committee collectively determined the improvements and activities to be delivered by the business improvement District. The primary needs as determined by the property owners were: safety/maintenance and economic development/marketing. Please refer to the Management District Plan dated December 2011 for a complete description of the improvements and activities.

Based upon these findings, the following improvement and activity categories are recommended for the District. The following narrative provides recommendations for the District's first year of operation. Final programs and budgets will be subject to the review and approval of the District Owners' Association and City Council.

Clean and Safe Programs

Safe Team Program: The Safety Program will provide security services for the individual assessed parcels located within the District in the form of patrolling bicycle personnel, nighttime vehicle patrol and downtown ambassadors. Both zones one and two receive the same level of safe services. The purpose of the Safe Team Program is to prevent, deter and report illegal activities taking place on the streets, sidewalks, storefronts, parking lots and alleys. The presence of the Safe Team Program is intended to deter such illegal activities as public urination, indecent exposure, trespassing, drinking in public, prostitution, illegal panhandling, illegal vending, and illegal dumping. The Program will supplement, not replace, other ongoing police, security and patrol efforts within the District. The Safe Team Program will maintain communication with the Los Angeles Police Department (LAPD) area patrols and intends to report illegal activities to the LAPD. The Safe Team Program will only provide its services to assessed properties within the District boundaries. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates, residential serving businesses and customer usage.

Clean Program: In order to consistently deal with cleaning issues, the Downtown Center Business Improvement District Cleaning Program will continue the work that began in 1998. Basic cleaning services, such as trash pickup and removal from the district, landscape service, equipment expense and management are delivered to both zones one and two. Additional cleaning services will be provided to both Zone One and Zone Two to meet the specific needs of each zone. Zone One will receive approximately 200 additional hours of sidewalk sweeping, sidewalk cleaning and graffiti removal. Zone Two will receive approximately 625 additional hours of sidewalk sweeping, sidewalk cleaning and graffiti removal. The clean program budget for each zone can be found in the chart in Section 4, page 19. The clean team will only provide service to assessed parcels within District boundaries. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and customer usage. In order to consistently deal with cleaning issues, a multi-dimensional approach has been developed consisting of the following elements.

Sidewalk Cleaning: Uniformed, radio equipped personnel sweep litter, remove debris and refuse from sidewalks and gutters of the District. District personnel may pressure wash the sidewalks.

Trash Collection: Collector truck personnel collect trash from sidewalk trash receptacles as needed. District trucks are often called to assist LAPD to dispose of illegal food vendors' inventory. They are also dispatched to collect stolen shopping carts and large bulky items illegally dumped in the District.

Graffiti and Handbill Removal: District personnel remove graffiti by painting, using solvent and/or pressure washing. The District maintains a zero tolerance graffiti policy. An effort is made to remove all "tags" within 24 hours on weekdays.

Landscape: Landscape improvement and street tree trimming are important to keep the District looking attractive.

Economic Development and Marketing

In order to communicate the changes that are taking place in the Downtown Center Business Improvement District and to enhance the positive perception of the Downtown Center District parcels a professionally developed marketing, communication and economic development program has been created. The special benefit to District assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce. The special benefit to residential parcels is increased occupancy rates and an increase in residential serving businesses such as restaurants and retail stores. Public owned parcels, such as the library and park will receive special benefit from increased use which directly relates to fulfilling their public service mission. Many public owned parcels are office buildings with leasable square footage that will benefit by increases in lease rates, occupancy and commercial activity. The following are some of the programs and projects that have been implemented and are planned.

Marketing Collateral

- Newsletters
- Public Relations Materials
- Information Kiosks
- Downtown Center Map
- Retail Guide
- Marketing materials
- Website Design/Operation
- Property Owner Communication
- Annual Report/Marketing Plan
- Property Owner Survey
- Consumer Attitude Survey

Special Events

Downtown Center Welcome Program

Convention and Visitor Program

Banners

Media Relations

Advertising

Downtown Center Business Recruitment and Retention

- Targeted Business Mailings
- Downtown Center Brokers Program
- Outlying Brokers Program
- Investment Media Relations
- Trade Show Marketing
- Property Managers Program
- Property Database Development/Update
- Property Marketing Material
- Economic Studies and Planning
- Downtown Center Residential Development Programs

Special Projects

The Special Projects budget is reserved for opportunities and additional projects that present themselves during the life of the District. These special projects will improve commerce by attracting pedestrians to provide a special benefit to the individual assessed parcels within the District. Special project funds will only be used to specially benefit assessed parcels within the District. Special projects may include activities such as, increased landscape service, tenant recruitment and support, increased communication or event production. The special benefit to assessed parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce. Public parcels receive special benefit from increased use which directly relates to fulfilling their public service mission. Many public owned parcels are office buildings with leasable square footage that will benefit by increases in lease rates, occupancy and commercial activity. The special benefit to residential parcels is increased occupancy rates and an increase in residential serving businesses such as restaurants and retail stores.

Management/City Fees/Delinquent Assessments

The improvements and activities are managed by a professional staff that requires centralized administrative support. Management staff oversees the District's services which are delivered seven days a week. Management staff actively works on behalf of the District parcels to insure that City and County services and policies support the District. Included in this item are the cost to conduct a yearly financial review, City fees to collect and process the assessments, a reserve for uncollectible assessments and depreciation. The special benefit to parcels from these services is increased commercial activity which directly relates to increases in lease rates and enhanced commerce.

EXHIBIT B: DISTRICT BOUNDARY

The Downtown Center Business Improvement District includes all parcels that will specially benefit from the proposed services and activities. The property uses within the general boundaries of the Downtown Center Business Improvement District are a mix of retail, theater, religious, parking, office and residential. Services and improvements provided by the District are designed to provide special benefits to the retail, theater, religious, parking, office and residential parcels. All of the services provided, such as the security work provided by the Safe Team and the maintenance work provided by the Clean Team, are over and above the City's baseline of services and are not provided by the City. These services are not provided outside of the District because of the unique nature of these services focusing on the particular needs of each individual assessed property within the District. These services provide particular and distinct benefits to each of the individual assessed parcels within the District.

In order to ensure that parcels outside of the District will not specially benefit from the improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, maintenance/sanitation personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside the District boundaries. District promotional efforts will aggressively promote and emphasize activities that benefit individual assessed parcels within District boundaries.

The boundary is formed by:

Northern Boundary. The Northern boundary begins at the intersection of the 110/Harbor Freeway and 1st Street. Head east on 1st Street to the intersection with Los Angeles Street. All parcels on the south side of 1st Street are included in the District.

Property north of 1st Street is predominately dominated by large government uses including the Los Angeles Department of Water and Power, Los Angeles County Court, Los Angeles County Hall of Records, Los Angeles County Criminal Courts and the Los Angeles City Hall. These large parcels north of 1st Street are predominantly zoned "Public Facilities" and will not receive special benefits from the District services which are designed to provide special benefits to the retail, theater, religious, parking, office and residential parcels. The property south of 1st Street is predominately in private ownership, predominantly zoned "Commercial" and will receive special benefits from the District services which are designed to provide special benefits to the retail, theater, religious, parking, office and residential parcels. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries.

Eastern Boundary. The Eastern boundary begins at the intersection with the Northern boundary at Los Angeles Street. Turn south along Los Angeles Street to the intersection with 2nd Street. At 2nd Street turn west to an intersection with the east parcel line of the parcel facing on the east side of Main Street. Proceed south following the east parcel line of property facing on the east side of Main Street. from 2nd Street to 4th Street, at 4th Street proceed west along the center of 4th Street to the intersection of the east parcel line of the parcel on the south east corner of 4th Street and Hill Street. From 4th Street to 8th Street the Eastern boundary follows the east parcel line of property facing on the east side of Hill St., from 8th Street. to Olympic Boulevard. the Eastern boundary is the center of Hill Street., to the intersection of with the Southern Boundary at Olympic Boulevard.

The eastern boundary of the Downtown Center Business Improvement District abuts the western boundary of several established business improvement districts. From north to south the Downtown Center Business Improvement District abuts the Little Tokyo BID, the Historic Downtown BID and the Fashion District BID. All of these BIDs provide improvements and activities similar to those proposed to be provided by the Downtown Center Business Improvement District. From 3rd Street to 6th Street on the eastern border the area abutting the Downtown Center District was formerly the Toy District Business Improvement District. The parcels in the former Toy District are predominantly wholesale in nature and will not receive special benefits from the District services which are designed to provide special benefits to the retail, theater, religious, parking, office and residential parcels. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries.

Southern Boundary. The Southern boundary begins at the intersection with the Eastern boundary the Southern boundary is the center of Olympic Boulevard to Flower Street. At Flower Street the boundary proceeds north to 9th Street along the center of Flower Street. At 9th Street the boundary proceeds west to the 110/Harbor Freeway along the center of 9th Street.

The southern boundary of the Downtown Center Business Improvement District abuts the northern boundary of the South Park BID from the Harbor 110 Freeway to Grand Avenue. The South Park BID provides improvements and activities similar to those proposed to be provided by the Downtown Center Business Improvement District. From Grand Avenue to Broadway the southern boundary abuts an area that is currently being studied by the South Park Business Improvement District for inclusion in that District. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services

to individual assessed parcels within the District, and will not provide services outside of District boundaries.

Western Boundary. The Western Boundary begins at the intersection with the Southern boundary at Olympic Boulevard. The Western boundary from Olympic Boulevard to 9th Street is the center of Flower Street. From 9th Street to 1st Street the Western boundary is the 110/Harbor Freeway.

The western boundary of the Downtown Center Business Improvement District is the 110/Harbor Freeway. The Freeway acts as a barrier on the western boundary separating the parcels within the district from those outside of the district. The Freeway acts as a barrier to insure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual parcels within the boundaries of the District. In order to ensure that parcels outside of the District will not specially benefit from the unique improvements and services funded with the assessment, improvements and services will only be provided to individual assessed parcels within the boundaries of the District. Specifically, security patrols, cleaning personnel, and similar service providers employed in connection with the District will only patrol and provide services to individual assessed parcels within the District, and will not provide services outside of District boundaries.

Benefit Zones

All properties within the District boundary do not receive the same level of service or special benefit from the proposed services and activities. In order to determine the service levels and special benefit the District is segregated into benefit zones based upon each zone's unique characteristics and service requirements. For the Downtown Center BID the District is segregated into two benefit zones to address such needs.

Zone One Is defined as all parcels within a boundary formed by 1st Street on the north. The 110/Harbor Freeway on the west. The Eastern boundary is the center of Hill Street from 1st Street to midway between 4th Street and 5th Street. From midway between 4th Street and 5th Street the Eastern boundary is the center of Olive Street. From 5th Street to 6th Street the Eastern boundary is the center of Grand Avenue. From 6th Street to Wilshire Boulevard the Eastern boundary is the center of Hope Street. From Wilshire Boulevard to 9th Street the Eastern boundary is the west parcel line of property facing on the west side of Flower Street. The Southern boundary of Zone One is between Hill Street and Olive Street is the south property line of the parcel mid block between 4th Street and 5th Street. The southern boundary between Olive Street and Grand Avenue is the center of 5th Street. The Southern boundary between Grand Avenue and Hope Street is the center of 6th Street. The Southern boundary between Hope Street and Flower Street is Wilshire Boulevard. The Southern Boundary between Flower Street and the Harbor/110 Freeway is 9th Street.

Zone Two Zone Two is defined as all parcels within a boundary formed by 1st Street on the north from Hill Street to Los Angeles Street. The Eastern boundary of Zone Two is the

Eastern boundary of the District. The Southern boundary of Zone Two is Olympic Boulevard from Hill Street to Flower Street and 9th Street from Flower Street to the first alley west of Flower Street. The Western boundary of Zone Two begins at the intersection of 9th Street and the first alley west of Flower Street. Turn north along the center of the alley to 8th Street. At 8th Street turn west along 8th Street to Figueroa Street. At Figueroa Street turn north to 7th Street. At 7th Street turn east to the intersection with the first alley east of Figueroa Street. Turn north along the middle of the alley to Wilshire Boulevard. Turn east on Wilshire Boulevard to Hope Street. Turn north on Hope Street to 6th Street. At 6th Street turn east to Grand Avenue. At Grand Avenue turn north to 5th Street. At 5th Street turn east to Olive Street. Turn north on Olive Street to midway between 5th Street and 4th Street turn east to Hill Street. At Hill Street turn north to 1st Street.

Expansion Parcels:

5139-004-004
5139-004-005
5139-004-006
5139-004-007
5139-004-008
5139-004-009
5139-004-018
5139-004-020
5139-004-022
5139-004-024
5144-014-026
5149-026-007
5149-026-011
5161-026-004
5161-026-033

EXHIBIT C: SPECIAL and GENERAL BENEFITS

The Property and Business Improvement District Law of 1994, as amended, and the State Constitution Article XIIIID require that assessments be levied according to the special benefit each assessed parcel receives from the services and activities. Article XIIIID Section 4(a) in part states "only special benefits are assessable," which requires that we "separate the general benefits from the special benefits conferred on a parcel." A special benefit as defined in Article XIIIID means a particular and distinct benefit over and above general benefits conferred or real property located in the District or to the public at large.

Special Benefit

All of the District services and activities are to enhance and not replace or duplicate any City-provided services. The intent of the District is to fund supplemental services, programs and activities to each individual assessed parcel within the District boundary above and beyond the services each parcel receives from the City from its general property taxes. All benefits derived from the assessments outlined in this report are for property-related services directly benefiting the individual assessed parcels in this specialized District that support increased commerce and the goals and objectives of the business improvement District. The special benefit must affect the assessed property in a way that is particular and distinct from its effect on other parcels and that real property in general and the public at large do not share. Inasmuch as all services will be provided to each of the properties within the District boundaries and no services will be provided to any parcel outside the District boundaries, and whereas these services are above and beyond what the City currently provides with its General Fund, the assessments levied are only for the special benefits received. The District services provide particular and distinct benefits only to each individual assessable parcel within the District, not to the public at large. The proposed services are narrowly defined to confer a particular and distinct benefit to the individual assessable parcels within the District. The services do not confer general benefits on the community as a whole, like general City services. Each of the parcels in the District participates in the tangible benefits from the parcel-specific security, maintenance, and marketing programs.

We determined that each of the proposed services and activities provides special benefit only to the individual assessable parcels within the District area. Each of the activities is designed to meet the goals of the District; to improve the cleanliness and safety of each individual assessable parcel within the District, to increase building occupancy and lease rates, to encourage new business development and attract residential serving businesses and services to each individual assessed parcel within the District. A basic premise of commercial business is that increased pedestrian traffic increases the economic return to each individual assessable parcel. The increase in pedestrian traffic is likely to encourage commerce from both visitors and residents. All pedestrian traffic is considered to be potential customers who will become the target audience for future patronage of retail and business establishments and services, and the renting of space in commercial and residential buildings. The enhanced District

services are a special benefit to each individual assessable parcel because they are intended to increase pedestrian traffic. The special benefit to individual assessable parcels from these proposed District services and activities exceeds the total amount of the proposed assessment.

Clean and Safe

These activities, as described in Exhibit A, are above the City's base level of services and intended to provide a cleaner and safer environment to the property owners, tenants, and visitors. The presence of the Safe Team is intended to deter such illegal activities as potential break ins, automobile related crimes petty theft, public urination, indecent exposure, trespassing, drinking in public, illegal panhandling, and illegal dumping. The Safe Team may also act as escorts for residents or employees to move around the District that may need additional security. While on patrol, the Safe Team monitor activity within the public area and will report suspicious activities, criminal actions and/or emergencies to the Los Angeles Police Department (LAPD). The Ambassador services are not to replace existing LAPD area patrols or any other security and patrol services throughout the District. The maintenance services will continue the efforts to enhance the cleanliness and image of the District. These services are delivered specifically to the Downtown Center area, thus, each individual assessed parcel located in the District specially benefits from the enhanced service levels. These services will not be delivered to any parcel outside the District boundary and are intended to meet the goals of the District as discussed above. All general benefits, if any are intangible and are not quantifiable because the properties outside the District boundaries will not directly receive any of the improvements or activities. Thus, the benefit they may receive is not measurable.

Economic Development, Marketing and Special Projects

These activities, as described in Exhibit A, are intended to retain, attract, and incubate new business. This is in an effort to enhance the value of the properties and encourage investment dollars. In order to accomplish this, the District proposes a myriad of business retention and recruitment, marketing, and image enhancement programs. The City does not provide any of these services. This program is designed to specially benefit the individual assessable parcels within the District by encouraging future investment and commerce. Therefore, the economic enhancements provide a special benefit to all individual assessable parcels in the District area.

Management

This program, as described in Exhibit A, is designed to develop public/private partnerships that will enhance the goals and needs of the District area, all in an effort to increase investment dollars and commerce. The program is designed to effectively and efficiently manage the day-to-day operations of the District and ensure it is meeting its goals and objectives. The above benefits are to be provided only to the individual assessed parcels within the District boundaries. The management services are unique to the District and are necessary for the District to function properly, thus they provide a special benefit only to the individual assessed parcels in the District.

General Benefit

The City's base level of services financed through the City's general fund is a general benefit to all parcels within the City's jurisdictional boundary. Any services that the City provides to the parcels in the District are a general benefit so long as those services are provided to every other parcel within the City's jurisdiction. Since the parcels within the District will receive distinct property related services over and above the base level of services that every other parcel in the City receives, the additional services solely provide a special benefit to each of the individual assessed parcels in the District.

The California State Legislature found that assessments levied for the purpose of providing improvements and promoting activities that benefit real property are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property for which the improvement and activities are provided, Streets and Highways Code section 36601(d).

EXHIBIT D: PUBLICLY OWNED PARCELS

Public Property Assessments

The Downtown Center District will provide all the activities to the City of Los Angeles or any other government-owned parcels within the District boundary. The public owned parcels are used in a manner similar to commercial uses throughout the District where people engage in business activities whether it be an office building where employees work or visitors attend governmental affairs. The District activities provide a safer and cleaner environment for people, be they employees that work in the buildings or customers that engage in commerce. Article XIIIID of the California Constitution was added in November 1996 and provides for these assessments.

A list of the publicly-owned parcels and their respective assessments are listed in Exhibit H.

EXHIBIT E: PROPORTIONAL SPECIAL BENEFITS

Methodology

Determining the proportionate special benefit among the parcels of real property within the proposed assessment District which benefit from the proposed Improvements is the result of a four-step process:

1. Defining the proposed improvements.
2. Defining how each parcel specially benefits from the proposed improvements and activities.
3. Determining the relative proportional special benefit each parcel receives in relation to the other parcels in the District.
4. Apportioning the cost of the proposed improvements and activities to each assessed parcel based on the proportionate special benefit received.

The proportional special assessment derived by each identified individual assessable parcel shall be determined in relationship to the special benefit received from an improvement or activity from the distinct property-related service being provided. Due to the proportionate special benefits the individual assessed parcels receive received from the District services, the individual assessed parcels will be assessed a rate which is proportionate to the amount of special benefits received.

Assessment Factors

Each of the District activities is designed to meet the goals of the District, i.e., to improve the safety of the people that use each individual assessable parcel and to reduce vandalism to each assessable property within the District, to increase building occupancy and lease rates, to encourage new business development; and attract ancillary businesses and services for individual assessed parcels within the District. The end result of successful implementation of these activities will benefit each individual assessed parcel. A determination of how much a parcel benefits from these activities is related to each parcel's lot size and/or building size.

For the District activities, the best measure of proportional special benefit for an individual parcel is determined by a ratio of the parcel's assessable square footage to the total assessable square footage of all parcels in the District boundary.

Assessable Square Footage Defined. The following assessment methodologies have been developed to define "assessable square footage":

Gross Building Square Footage will be the primary measure of assessable square footage. Parcels with non-parking building improvements will receive the most direct special benefit from Downtown Center Business Improvement District improvements and activities.

Gross Square Footage of Parking: Because parking structures and lots are primarily used to park cars and not to house tenants or businesses, and because parking uses have less daily pedestrian traffic than similarly sized buildings, parking uses receive a differing level of special benefit from Downtown Center Business Improvement District improvements and activities. Parking uses will be subject to one of the following methodologies:

A. Parking square footage that is owned by the same owner as a building, and the primary use of the parking is dedicated to the building, will be assessed with one of the following methodologies:

1. If the parking square footage is integrated within the building (under, over, or within), this square footage will be excluded from the calculation of building square footage, when determining building assessments. This parking requires no additional District services and receives no special benefit.
2. Parking square footage that meets all of the following three criteria will be excluded from the calculation of building square footage when determining building assessments. This parking requires no additional District services and receives no special benefit.
 - a. attached to a building; and
 - b. has the same ownership as the building and;
 - c. is on the same parcel as the building.
3. Non-integrated/non-attached structured parking and/or surface parking with the same ownership as a building and;

With the primary use of its parking dedicated to the building requires less District services than a building and will receive a differing level of special benefit than a building, will be assessed on land square footage only. Each individual assessed parcel pays 100% of the special benefit it receives from the District activities. Non-integrated structured parking need not be adjacent to the building which uses a majority of its parking, but must be within one thousand feet of the property owner's primary building related to this structure. The one thousand feet will be measured from the closest parcel lines of the building parcel and parking structure parcel.

For example, the parking structure could be across the street from the primary building.

B. Parking square footage that does not have the same ownership as a building will be assessed with one of the following methodologies:

1. Non-integrated structured parking with ownership different than any building that may use a majority of the parking will be assessed on land square footage, plus 50% of the parking structure building square footage. Non-integrated structured parking, with separate ownership, because of its commercial nature and diversity of users requires district services and receives

a differing level of special benefits than parking that primarily serves a single building, but less services and receives a differing level of special benefit than a building. Parking structures are primarily used to park cars and not to house tenants or businesses and because parking uses have less daily pedestrian traffic than similarly sized buildings parking uses, by comparison, receive 50% less special benefit. Each parcel pays 100% of the special benefit derived by the individual parcel.

2. Independent stand-alone structured parking that does not have a majority of its parking dedicated to any one building will be assessed on land square footage, plus 50% of the parking structure building square footage. Non-integrated structured parking, with separate ownership, because of its commercial nature and diversity of users requires district services and receives more special benefits than parking that primarily serves a single building, but less services and receives a differing level of special benefit than a building. Parking structures are primarily used to park cars and not to house tenants or businesses and because parking uses have less daily pedestrian traffic than similarly sized buildings parking uses receive 50% less special benefit. Each parcel pays 100% of the special benefit derived by the individual parcel.

C. Surface parking will be assessed on land square footage.

Vacant or Undeveloped Land:

1. Vacant/undeveloped land will be assessed on land square footage.

The new structure square footage will be assessed when the building receives a certificate of occupancy. New structure assessments for the current fiscal year will be prorated to the date they receive the certificate of occupancy.

Assessable Square Footage is the total of gross building square footage and/or when applicable, land square footage, plus applicable, assessable parking square footage for each parcel.

EXHIBIT F: COST ESTIMATE

2013 Operating Budget

The following table outlines the District maximum assessment operating budget for calendar year 2013.

Activity	Budget
Clean and Safe	\$3,115,527
Economic Development/Marketing	\$1,656,436
Management	\$1,051,737
Special Projects	\$130,000
TOTAL	\$5,953,700

Budget Notations

1. Assessments will be subject to an annual increase of up to 5% per year as determined by the Owners Association and will vary between 0% and 5% in any given year.

EXHIBIT G: SPECIAL BENEFIT APPORTIONMENT METHOD

As previously discussed the two benefit zones receive varying levels of service based on each zone's demand for services. The State Law and State Constitution Article XIIIID require that special assessments be levied according to the special benefit each individual assessed parcel receives from the improvements. In order to match assessment rates to benefits, two benefit zones have been created within the District. Zone Two will receive greater benefit in the form of a higher frequency of cleaning, and graffiti services and property owners in Zone Two will pay a higher assessment rate. Zone One properties, because of less pedestrian activity, require less cleaning services in order to maintain a level of cleanliness consistent with Zone Two and provide a consistent level of cleanliness throughout the District therefore Zone One properties will pay a lower assessment rate. In order to allocate the cost of each zone to the parcels within that zone for the special benefits received we use the assessable square footages for each parcel within each zone; shown below.

Benefit Zone	Assessable Sq. Ft.
Zone One	39,238,353
Zone Two	24,384,825
TOTAL	63,623,178

A portion of the Downtown Center Business Improvement District activities and improvements are shared by both Zones One and Two and that share of the budget is allocated to both zones. Additional clean and safe programs are specific to Zone One and Zone Two and each zone's share of that budget allocation is allocated to the appropriate zone.

Budget Distribution	Zone One	Zone Two	TOTAL
Clean & Safe	\$1,596,521	\$1,519,006	\$3,115,527
Economic Dev/Marketing	\$1,022,999	\$ 633,437	\$1,656,436
Management/City Fee/Slow	\$ 649,543	\$ 402,194	\$1,051,737
Special Projects	\$ 80,287	\$ 49,713	\$130,000
Total	\$3,349,349	\$2,604,351	\$5,953,700

Based upon the methodology as set forth above, first year assessments per assessable square foot are shown below:

Budget Allocation	Calculation	Zone One	Zone Two
Zone One	\$3,349,349/39,238,353 sq.ft. =	\$0.08535906	
Zone Two	\$ 2,604,351/24,384,825 sq. ft. =		\$0.10680212

For example, to calculate the assessment for a parcel in Zone One with 100,000 assessable square feet: assessable square footage x Zone One assessment rate = the total annual parcel assessment.

$$(100,000 \times \$0.08535906 = \$8,535.91 \text{ annual parcel assessment})$$

The assessment for each parcel is calculated in the same manner as the example above, respective of each benefit zone and assessment rate.

Budget Adjustment

Any annual budget surplus will be rolled into the following year's District budget. The budget will be set accordingly, within the constraints of the management plan to adjust for surpluses that are carried forward. Funds from an expired District shall be rolled over into the new District if one is established, or returned to the property owners if one is not established, in accordance with Streets and Highways Code section 36671.

Future Development

As a result of continued development, the District may experience the addition or subtraction of assessable commercial footage for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may then change upwards or downwards the amount of total footage assessment for these parcels. New structure assessments will be prorated to the date they receive the temporary and/or permanent certificate of occupancy.

In future years, the assessments for the special benefits bestowed upon the included BID parcels may change in accordance with the assessment methodology formula listed in the Management District Plan and Engineer's Report provided the assessment rate does not change. If the assessment formula changes and increases assessments then a Proposition 218 ballot will be required for approval of the formula changes.

EXHIBIT H: ASSESSMENT ROLL

The total assessment amount for 2013 is \$5,953,700 apportioned as follows:

APN	Site Address	ZONE	Assessable Sq footage	Owner Group	2013 Asmt	%
5144-020-900	800 S Hope	Zone 2	254,304	California State Teachers' Retirement System	\$27,160.21	0.46%
				Total California State Teachers' Retirement System	\$27,160.21	0.46%
5149-001-915	120 S Spring St	Zone 2	411,932	CITY OF LOS ANGELES	\$43,995.21	0.74%
5149-008-900	Center of blk on Broadway between 2nd and 3rd	Zone 2	893	CITY OF LOS ANGELES	\$95.37	0.00%
5149-027-901	406 S. Olive St.	Zone 1	31,768	CITY OF LOS ANGELES	\$2,711.64	0.05%
5161-026-908	260 S Main St	Zone 2	11,368	CITY OF LOS ANGELES	\$1,214.13	0.02%
5161-026-909	256 S Main St	Zone 2	15,631	CITY OF LOS ANGELES	\$1,669.42	0.03%
5161-026-911	250 S Main St	Zone 2	13,338	CITY OF LOS ANGELES	\$1,424.53	0.02%
5161-026-912	236 S Main St	Zone 2	5,433	CITY OF LOS ANGELES	\$580.26	0.01%
5161-026-913	234 S Main St	Zone 2	5,334	CITY OF LOS ANGELES	\$569.68	0.01%
5161-026-914	230 S Main St	Zone 2	8,130	CITY OF LOS ANGELES	\$868.30	0.01%
5151-025-905	630 W 5th St	Zone 2	538,800	LA City Library	\$57,544.98	0.97%
5149-031-900	530 S. Olive St.	Zone 2	494,950	LA CITY PARK	\$52,861.71	0.89%
				Total City of Los Angeles	\$163,535.24	2.75%
5139-007-947	Corner of 9th and Hope	Zone 2	101,495	COMMUNITY REDEVELOPMENT Agency	\$10,839.88	0.18%
5149-010-027	250 S Grand Ave	Zone 1	106,238	COMMUNITY REDEVELOPMENT Agency	\$9,068.36	0.15%
5149-010-939	Angels Knoll Park	Zone 1	104,980	COMMUNITY REDEVELOPMENT Agency	\$8,960.99	0.15%
5149-010-948	208 S Grand Ave	Zone 1	300,000	COMMUNITY REDEVELOPMENT Agency	\$25,607.72	0.43%
5151-004-911	207 S Grand Ave	Zone 1	39,401	COMMUNITY REDEVELOPMENT Agency	\$3,363.23	0.06%
5151-004-912	207 S Grand Ave	Zone 1	58,370	COMMUNITY REDEVELOPMENT Agency	\$4,982.41	0.08%
5151-004-913	207 S Grand Ave	Zone 1	0	COMMUNITY REDEVELOPMENT Agency	\$0.00	0.00%
				Total Community Redevelopment Agency	\$62,822.61	1.06%
5144-006-900	770 Wilshire Blvd	Zone 2	115,200	LA CITY COMMUNITY COLLEGE DIST	\$12,303.60	0.21%
				Total LA City Community College Dist	\$12,303.60	0.21%
5151-017-911	DWP - Under Street Under Hope Place	Zone 1	16,152	LA City Dept of Water & Power	\$1,378.72	0.02%
				Total LA City Dept of Water & Power	\$1,378.72	0.02%
5149-015-900	corner of 4th and Hill	Zone 2	862	LA Co Metropolitan Transit Authority	\$92.06	0.00%
5149-015-901	corner of 4th and Hill	Zone 2	2,500	LA Co Metropolitan Transit Authority	\$267.01	0.00%
5149-015-902	corner of 4th and Hill	Zone 2	4,844	LA Co Metropolitan Transit Authority	\$517.35	0.01%
5149-015-903	corner of 4th and Hill	Zone 2	1,329	LA Co Metropolitan Transit Authority	\$141.94	0.00%
5149-032-902	Corner of 5th and Hill	Zone 2	2,087	LA Co Metropolitan Transit Authority	\$222.90	0.00%
5149-032-903	Corner of 5th and Hill	Zone 2	2,614	LA Co Metropolitan Transit Authority	\$279.18	0.00%
5149-032-904	Corner of 5th and Hill	Zone 2	1,329	LA Co Metropolitan Transit Authority	\$141.94	0.00%
5149-032-905	Corner of 5th and Hill	Zone 2	3,559	LA Co Metropolitan Transit Authority	\$380.11	0.01%
				Total LA Co Metropolitan Transit Authority	\$2,042.48	0.03%
5149-010-944	120 S Olive St	Zone 1	87,991	LA County	\$7,510.83	0.13%
5149-010-949	131 S. Olive Street	Zone 1	256,543	LA County	\$21,898.10	0.37%
5151-004-907	111 Grand Ave	Zone 1	293,000	LA County	\$25,010.20	0.42%
				Total LA County	\$54,419.13	0.91%
5144-006-901	701 W 7th St / 655 S. Hope	Zone 2	8,351	SOUTHERN CALIF RAPID TRANSIT DIS	\$891.90	0.01%
				Total Southern Calif Rapid Transit DIS	\$891.90	0.01%
5161-015-901	100 S. Main St	Zone 2	447,000	State of California - CAL TRANS	\$47,740.55	0.80%
5161-015-902	102 E. 1st St.	Zone 2	5,283	State of California - CAL TRANS	\$564.24	0.01%
5161-015-903	118 S Main St	Zone 1	6,664	State of California - CAL TRANS	\$668.83	0.01%
5161-015-904	102 E. 1st St.	Zone 1	3,659	State of California - CAL TRANS	\$312.33	0.01%
5161-015-905	102 E. 1st St.	Zone 2	7,900	State of California - CAL TRANS	\$843.74	0.01%
5161-015-906	102 E. 1st St.	Zone 2	74,227	State of California - CAL TRANS	\$7,927.61	0.13%
5149-020-916	(parking area under Reagan Bldg) Exempt	Zone 2	11,979	State of California - Real Estate Services	\$1,279.38	0.02%
5149-020-941	324 S. Spring St.	Zone 2	805,000	State of California - Real Estate Services	\$85,975.71	1.44%
				Total State of California	\$145,212.38	2.44%
				Total All Government Assessments	\$469,766.28	7.09%

APN	Site Address	ZONE	Assessable Sq footage	2013 Asmt	%
5138-001-018	605 W OLYMPIC BLVD 800	Zone 2	107,638	\$11,495.97	0.19%
5138-001-020	600 W 9TH ST 110	Zone 2	754	\$80.53	0.00%
5138-001-021	600 W 9TH ST 112	Zone 2	754	\$80.53	0.00%
5138-001-022	600 W 9TH ST 114	Zone 2	1,193	\$127.41	0.00%
5138-001-023	600 W 9TH ST 115	Zone 2	1,193	\$127.41	0.00%
5138-001-024	600 W 9TH ST 116	Zone 2	414	\$44.22	0.00%
5138-001-025	600 W 9TH ST 117	Zone 2	414	\$44.22	0.00%
5138-001-026	600 W 9TH ST 118	Zone 2	414	\$44.22	0.00%
5138-001-027	600 W 9TH ST 119	Zone 2	414	\$44.22	0.00%
5138-001-028	600 W 9TH ST 120	Zone 2	414	\$44.22	0.00%
5138-001-029	600 W 9TH ST 121	Zone 2	414	\$44.22	0.00%
5138-001-030	600 W 9TH ST 122	Zone 2	414	\$44.22	0.00%
5138-001-031	600 W 9TH ST	Zone 2	414	\$44.22	0.00%
5138-001-032	600 W 9TH ST	Zone 2	811	\$86.62	0.00%
5138-001-033	600 W 9TH ST 125	Zone 2	401	\$42.83	0.00%
5138-001-034	600 W 9TH ST 126	Zone 2	414	\$44.22	0.00%
5138-001-035	600 W 9TH ST 127	Zone 2	414	\$44.22	0.00%
5138-001-036	600 W 9TH ST 128	Zone 2	414	\$44.22	0.00%
5138-001-037	600 W 9TH ST 129	Zone 2	414	\$44.22	0.00%
5138-001-038	600 W 9TH ST 130	Zone 2	414	\$44.22	0.00%
5138-001-039	600 W 9TH ST 131	Zone 2	414	\$44.22	0.00%
5138-001-040	600 W 9TH ST 132	Zone 2	401	\$42.83	0.00%
5138-001-041	600 W 9TH ST 133	Zone 2	803	\$85.76	0.00%
5138-001-042	600 W 9TH ST 134	Zone 2	356	\$38.02	0.00%
5138-001-043	600 W 9TH ST 135	Zone 2	292	\$31.19	0.00%
5138-001-044	600 W 9TH ST 136	Zone 2	292	\$31.19	0.00%
5138-001-045	600 W 9TH ST 137	Zone 2	292	\$31.19	0.00%
5138-001-046	600 W 9TH ST 13	Zone 2	292	\$31.19	0.00%
5138-001-047	600 W 9TH ST 139	Zone 2	292	\$31.19	0.00%
5138-001-048	600 W 9TH ST 140	Zone 2	292	\$31.19	0.00%
5138-001-049	600 W 9TH ST 141	Zone 2	292	\$31.19	0.00%
5138-001-050	600 W 9TH ST 142	Zone 2	292	\$31.19	0.00%
5138-001-051	600 W 9TH ST 143	Zone 2	292	\$31.19	0.00%
5138-001-052	600 9TH ST 144	Zone 2	292	\$31.19	0.00%
5138-001-053	600 W 9TH ST 145	Zone 2	307	\$32.79	0.00%
5138-001-054	600 W 9TH ST 202	Zone 2	754	\$80.53	0.00%
5138-001-055	600 W 9TH ST 203	Zone 2	754	\$80.53	0.00%
5138-001-056	600 W 9TH ST 204	Zone 2	1,196	\$127.74	0.00%
5138-001-058	60 W 9TH ST 206	Zone 2	1,193	\$127.41	0.00%
5138-001-059	60 W 9TH ST 206	Zone 2	1,264	\$135.00	0.00%
5138-001-060	600 W 9TH ST 208	Zone 2	754	\$80.53	0.00%
5138-001-061	600 W 9TH ST 209	Zone 2	1,193	\$127.41	0.00%
5138-001-062	600 W 9TH ST 210	Zone 2	754	\$80.53	0.00%
5138-001-063	600 W 9TH ST 211	Zone 2	1,193	\$127.41	0.00%
5138-001-064	600 W 9TH ST 212	Zone 2	754	\$80.53	0.00%
5138-001-065	600 W 9TH ST 213	Zone 2	1,193	\$127.41	0.00%
5138-001-066	600 W 9TH ST 214	Zone 2	1,193	\$127.41	0.00%
5138-001-067	600 W 9TH ST 215	Zone 2	1,193	\$127.41	0.00%
5138-001-068	600 W 9TH ST 216	Zone 2	1,264	\$135.00	0.00%
5138-001-069	600 W 9TH ST 217	Zone 2	1,723	\$184.02	0.00%

5138-001-070	600 W 9TH ST 218	Zone 2	1,552	\$165.76	0.00%
5138-001-071	600 W 9TH ST 219	Zone 2	1,552	\$165.76	0.00%
5138-001-072	600 W 9TH ST 220	Zone 2	1,552	\$165.76	0.00%
5138-001-073	600 W 9TH ST 221	Zone 2	1,552	\$165.76	0.00%
5138-001-074	600 W 9TH ST 222	Zone 2	1,653	\$176.54	0.00%
5138-001-075	600 W 9TH ST 301	Zone 2	754	\$80.53	0.00%
5138-001-076	600 W 9TH ST 302	Zone 2	754	\$80.53	0.00%
5138-001-077	600 W 9TH ST 303	Zone 2	754	\$80.53	0.00%
5138-001-078	600 W 9TH ST 304	Zone 2	1,193	\$127.41	0.00%
5138-001-079	600 W 9TH ST 305	Zone 2	1,193	\$127.41	0.00%
5138-001-080	600 W 9TH ST 306	Zone 2	1,193	\$127.41	0.00%
5138-001-081	600 W 9TH ST 307	Zone 2	1,264	\$135.00	0.00%
5138-001-082	600 W 9TH ST 308	Zone 2	754	\$80.53	0.00%
5138-001-083	600 W 9TH ST 309	Zone 2	1,193	\$127.41	0.00%
5138-001-084	600 W 9TH ST 310	Zone 2	754	\$80.53	0.00%
5138-001-085	600 W 9TH ST 310	Zone 2	1,193	\$127.41	0.00%
5138-001-086	600 W 9TH ST 312	Zone 2	754	\$80.53	0.00%
5138-001-087	600 W 9TH ST 313	Zone 2	1,193	\$127.41	0.00%
5138-001-088	600 W 9TH ST 314	Zone 2	1,193	\$127.41	0.00%
5138-001-089	600 W 9TH ST 315	Zone 2	1,193	\$127.41	0.00%
5138-001-090	600 W 9TH ST 316	Zone 2	1,264	\$135.00	0.00%
5138-001-091	600 W 9TH ST 401	Zone 2	754	\$80.53	0.00%
5138-001-092	600 W 9TH ST 402	Zone 2	754	\$80.53	0.00%
5138-001-093	600 W 9TH ST 403	Zone 2	754	\$80.53	0.00%
5138-001-094	600 W 9TH ST 404	Zone 2	1,193	\$127.41	0.00%
5138-001-095	600 W 9TH ST 405	Zone 2	1,193	\$127.41	0.00%
5138-001-096	600 W 9TH ST 1505	Zone 2	1,193	\$127.41	0.00%
5138-001-097	600 W 9TH ST 407	Zone 2	1,264	\$135.00	0.00%
5138-001-098	600 W 9TH ST 408	Zone 2	754	\$80.53	0.00%
5138-001-099	600 W 9TH ST 409	Zone 2	1,193	\$127.41	0.00%
5138-001-100	600 W 9TH ST 410	Zone 2	754	\$80.53	0.00%
5138-001-101	600 W 9TH ST 411	Zone 2	1,193	\$127.41	0.00%
5138-001-102	600 W 9TH ST 412	Zone 2	754	\$80.53	0.00%
5138-001-103	600 W 9TH ST 413	Zone 2	1,193	\$127.41	0.00%
5138-001-104	600 W 9TH ST 414	Zone 2	1,193	\$127.41	0.00%
5138-001-106	600 W 9TH ST 416	Zone 2	1,264	\$135.00	0.00%
5138-001-107	600 W 9TH ST 501	Zone 2	754	\$80.53	0.00%
5138-001-108	600 W 9TH ST 502	Zone 2	754	\$80.53	0.00%
5138-001-109	600 W 9TH ST 503	Zone 2	754	\$80.53	0.00%
5138-001-110	600 W 9TH ST 504	Zone 2	1,193	\$127.41	0.00%
5138-001-111	600 W 9TH ST 505	Zone 2	1,193	\$127.41	0.00%
5138-001-112	600 W 9TH ST 506	Zone 2	1,193	\$127.41	0.00%
5138-001-113	600 W 9TH ST 507	Zone 2	1,264	\$135.00	0.00%
5138-001-114	600 W 9TH ST 508	Zone 2	754	\$80.53	0.00%
5138-001-115	600 W 9TH ST 509	Zone 2	1,193	\$127.41	0.00%
5138-001-116	600 W 9TH ST 510	Zone 2	754	\$80.53	0.00%
5138-001-117	600 W 9TH ST 511	Zone 2	1,193	\$127.41	0.00%
5138-001-118	600 W 9TH ST 512	Zone 2	754	\$80.53	0.00%
5138-001-119	600 W 9TH ST 513	Zone 2	1,193	\$127.41	0.00%
5138-001-120	600 W 9TH ST 514	Zone 2	1,193	\$127.41	0.00%
5138-001-121	600 W 9TH ST 515	Zone 2	1,193	\$127.41	0.00%

5138-001-122	600 W 9TH ST 516	Zone 2	1,264	\$135.00	0.00%
5138-001-123	600 W 9TH ST 601	Zone 2	754	\$80.53	0.00%
5138-001-124	600 W 9TH ST 602	Zone 2	754	\$80.53	0.00%
5138-001-125	600 W 9TH ST 603	Zone 2	754	\$80.53	0.00%
5138-001-126	600 W 9TH ST 604	Zone 2	1,193	\$127.41	0.00%
5138-001-127	600 W 9TH ST 605	Zone 2	1,193	\$127.41	0.00%
5138-001-128	600 W 9TH ST 606	Zone 2	1,193	\$127.41	0.00%
5138-001-129	600 W 9TH ST 607	Zone 2	1,264	\$135.00	0.00%
5138-001-130	600 W 9TH ST 608	Zone 2	754	\$80.53	0.00%
5138-001-131	600 W 9TH ST 609R	Zone 2	1,193	\$127.41	0.00%
5138-001-132	600 W 9TH ST 610	Zone 2	754	\$80.53	0.00%
5138-001-133	600 W 9TH ST 611	Zone 2	1,193	\$127.41	0.00%
5138-001-135	600 W 9TH ST 613	Zone 2	1,193	\$127.41	0.00%
5138-001-136	600 W 9TH ST 614	Zone 2	1,193	\$127.41	0.00%
5138-001-137	600 W 9TH ST 615	Zone 2	1,193	\$127.41	0.00%
5138-001-138	600 W 9TH ST 616	Zone 2	1,264	\$135.00	0.00%
5138-001-139	600 W 9TH ST 701	Zone 2	754	\$80.53	0.00%
5138-001-140	600 W 9TH ST 702	Zone 2	754	\$80.53	0.00%
5138-001-141	600 W 9TH ST 703	Zone 2	754	\$80.53	0.00%
5138-001-142	600 W 9TH ST 704	Zone 2	1,193	\$127.41	0.00%
5138-001-143	600 W 9TH ST 705	Zone 2	1,193	\$127.41	0.00%
5138-001-144	600 W 9TH ST 706	Zone 2	1,193	\$127.41	0.00%
5138-001-145	600 W 9TH ST 707	Zone 2	1,264	\$135.00	0.00%
5138-001-146	600 W 9TH ST 708	Zone 2	754	\$80.53	0.00%
5138-001-147	600 W 9TH ST 709	Zone 2	1,193	\$127.41	0.00%
5138-001-148	600 W 9TH ST 710	Zone 2	754	\$80.53	0.00%
5138-001-149	600 W 9TH ST 711	Zone 2	1,193	\$127.41	0.00%
5138-001-150	600 W 9TH ST 712	Zone 2	754	\$80.53	0.00%
5138-001-151	600 W 9TH ST 713	Zone 2	1,193	\$127.41	0.00%
5138-001-152	600 W 9TH ST 714	Zone 2	1,193	\$127.41	0.00%
5138-001-153	600 W 9TH ST 1409	Zone 2	1,193	\$127.41	0.00%
5138-001-154	600 W 9TH ST 716	Zone 2	1,264	\$135.00	0.00%
5138-001-155	600 W 9TH ST 801	Zone 2	754	\$80.53	0.00%
5138-001-156	600 W 9TH ST 802	Zone 2	754	\$80.53	0.00%
5138-001-157	600 W 9TH ST 803	Zone 2	754	\$80.53	0.00%
5138-001-158	600 W 9TH ST 1409	Zone 2	1,193	\$127.41	0.00%
5138-001-159	600 W 9TH ST 805	Zone 2	1,193	\$127.41	0.00%
5138-001-160	600 W 9TH ST 1409	Zone 2	1,193	\$127.41	0.00%
5138-001-161	600 W 9TH ST 807	Zone 2	1,264	\$135.00	0.00%
5138-001-162	600 W 9TH ST 808	Zone 2	754	\$80.53	0.00%
5138-001-163	600 W 9TH ST 809	Zone 2	1,193	\$127.41	0.00%
5138-001-165	600 W 9TH ST 811	Zone 2	1,193	\$127.41	0.00%
5138-001-166	600 W 9TH ST 812	Zone 2	754	\$80.53	0.00%
5138-001-167	600 W 9TH ST 813	Zone 2	1,193	\$127.41	0.00%
5138-001-168	600 W 9TH ST 814	Zone 2	1,193	\$127.41	0.00%
5138-001-169	600 W 9TH ST 815	Zone 2	1,193	\$127.41	0.00%
5138-001-170	600 W 9TH ST 816R	Zone 2	1,264	\$135.00	0.00%
5138-001-171	600 W 9TH ST 901	Zone 2	754	\$80.53	0.00%
5138-001-172	600 W 9TH ST 902	Zone 2	754	\$80.53	0.00%
5138-001-173	600 W 9TH ST 903	Zone 2	754	\$80.53	0.00%
5138-001-175	600 W 9TH ST 905	Zone 2	1,193	\$127.41	0.00%

5138-001-177	600 W 9TH ST 907	Zone 2	1,264	\$135.00	0.00%
5138-001-178	600 W 9TH ST 908	Zone 2	754	\$80.53	0.00%
5138-001-179	600 W 9TH ST 908	Zone 2	1,193	\$127.41	0.00%
5138-001-180	600 W 9TH ST 910	Zone 2	754	\$80.53	0.00%
5138-001-181	600 W 9TH ST 911	Zone 2	1,193	\$127.41	0.00%
5138-001-183	600 W 9TH ST 913	Zone 2	1,193	\$127.41	0.00%
5138-001-184	600 W 9TH ST 914	Zone 2	1,193	\$127.41	0.00%
5138-001-185	600 W 9TH ST 915	Zone 2	1,193	\$127.41	0.00%
5138-001-186	600 W 9TH ST 916	Zone 2	1,264	\$135.00	0.00%
5138-001-187	600 W 9TH ST 1001	Zone 2	754	\$80.53	0.00%
5138-001-188	600 W 9TH ST 1002	Zone 2	754	\$80.53	0.00%
5138-001-189	600 W 9TH ST 1003	Zone 2	754	\$80.53	0.00%
5138-001-190	600 W 9TH ST 1004	Zone 2	1,193	\$127.41	0.00%
5138-001-191	600 W 9TH ST 1005	Zone 2	1,193	\$127.41	0.00%
5138-001-192	600 W 9TH ST 1006	Zone 2	1,193	\$127.41	0.00%
5138-001-193	600 W 9TH ST 1007	Zone 2	1,264	\$135.00	0.00%
5138-001-194	600 W 9TH ST 1008	Zone 2	754	\$80.53	0.00%
5138-001-195	600 W 9TH ST 1009	Zone 2	1,193	\$127.41	0.00%
5138-001-196	600 W 9TH ST 1010	Zone 2	754	\$80.53	0.00%
5138-001-197	600 W 9TH ST 1011	Zone 2	1,193	\$127.41	0.00%
5138-001-198	600 W 9TH ST 1012	Zone 2	754	\$80.53	0.00%
5138-001-199	600 W 9TH ST 1013	Zone 2	1,193	\$127.41	0.00%
5138-001-200	600 W 9TH ST 1014	Zone 2	1,193	\$127.41	0.00%
5138-001-201	600 W 9TH ST 1015	Zone 2	1,193	\$127.41	0.00%
5138-001-202	600 W 9TH ST 1015	Zone 2	1,264	\$135.00	0.00%
5138-001-203	600 W 9TH ST 1101	Zone 2	754	\$80.53	0.00%
5138-001-204	600 W 9TH ST 1102	Zone 2	754	\$80.53	0.00%
5138-001-205	600 W 9TH ST 1103	Zone 2	754	\$80.53	0.00%
5138-001-206	600 W 9TH ST 1104	Zone 2	1,193	\$127.41	0.00%
5138-001-207	600 W 9TH ST 1105	Zone 2	1,193	\$127.41	0.00%
5138-001-208	600 W 9TH ST 1106	Zone 2	1,193	\$127.41	0.00%
5138-001-209	600 W 9TH ST 1107	Zone 2	1,264	\$135.00	0.00%
5138-001-210	600 W 9TH ST 1108	Zone 2	754	\$80.53	0.00%
5138-001-211	600 W 9TH ST 1109	Zone 2	1,193	\$127.41	0.00%
5138-001-212	600 W 9TH ST 1110	Zone 2	754	\$80.53	0.00%
5138-001-213	600 W 9th St 1111	Zone 2	1,193	\$127.41	0.00%
5138-001-214	600 W 9TH ST 1112	Zone 2	754	\$80.53	0.00%
5138-001-215	600 W 9TH ST 1113	Zone 2	1,193	\$127.41	0.00%
5138-001-216	600 W 9TH ST 1114	Zone 2	1,193	\$127.41	0.00%
5138-001-217	600 W 9TH ST 1115	Zone 2	1,193	\$127.41	0.00%
5138-001-218	600 W 9TH ST 1115	Zone 2	1,264	\$135.00	0.00%
5138-001-219	600 W 9TH ST 1201	Zone 2	754	\$80.53	0.00%
5138-001-220	600 W 9TH ST 1202	Zone 2	754	\$80.53	0.00%
5138-001-221	600 W 9TH ST 1203	Zone 2	754	\$80.53	0.00%
5138-001-222	600 W 9TH ST 1204	Zone 2	1,193	\$127.41	0.00%
5138-001-223	600 W 9TH ST 1205	Zone 2	1,193	\$127.41	0.00%
5138-001-224	600 W 9TH ST 1206	Zone 2	1,193	\$127.41	0.00%
5138-001-225	600 W 9TH ST 1207	Zone 2	1,264	\$135.00	0.00%
5138-001-226	600 W 9th St 1208	Zone 2	754	\$80.53	0.00%
5138-001-227	600 W 9TH ST 1029	Zone 2	1,193	\$127.41	0.00%
5138-001-228	600 W 9TH ST 1210	Zone 2	754	\$80.53	0.00%

5138-001-229	600 W 9TH ST 1211	Zone 2	1,193	\$127.41	0.00%
5138-001-230	600 W 9TH ST 1212	Zone 2	754	\$80.53	0.00%
5138-001-231	600 W 9TH ST 1213	Zone 2	1,193	\$127.41	0.00%
5138-001-232	600 W 9TH ST 1214	Zone 2	1,193	\$127.41	0.00%
5138-001-233	600 W 9TH ST 1215	Zone 2	1,193	\$127.41	0.00%
5138-001-234	600 W 9TH ST 1215	Zone 2	1,264	\$135.00	0.00%
5138-001-235	600 W 9TH ST 1401	Zone 2	1,625	\$173.55	0.00%
5138-001-236	600 W 9TH ST 1402	Zone 2	1,621	\$173.13	0.00%
5138-001-237	600 W 9TH ST 1403	Zone 2	1,621	\$173.13	0.00%
5138-001-238	600 W 9TH 1404	Zone 2	1,621	\$173.13	0.00%
5138-001-239	600 W 9TH ST 140	Zone 2	1,625	\$173.55	0.00%
5138-001-240	600 W 9TH ST 1406	Zone 2	1,621	\$173.13	0.00%
5138-001-241	600 W 9TH ST 1407	Zone 2	1,621	\$173.13	0.00%
5138-001-242	600 W 9TH ST 1407	Zone 2	1,621	\$173.13	0.00%
5138-001-243	600 W 9TH ST 1409	Zone 2	1,621	\$173.13	0.00%
5138-001-244	600 W 9TH ST 1501	Zone 2	1,625	\$173.55	0.00%
5138-001-245	600 W 9TH ST 1502	Zone 2	1,621	\$173.13	0.00%
5138-001-246	600 W 9TH ST 1503	Zone 2	1,621	\$173.13	0.00%
5138-001-247	600 W 9TH ST 1503	Zone 2	1,621	\$173.13	0.00%
5138-001-248	600 W 9TH ST 1505	Zone 2	1,745	\$186.37	0.00%
5138-001-249	6 W 9TH ST 1506	Zone 2	1,625	\$173.55	0.00%
5138-001-250	600 W 9TH ST 1507	Zone 2	1,621	\$173.13	0.00%
5138-001-251	600 W 9TH ST 1508	Zone 2	1,602	\$171.10	0.00%
5138-001-252	600 W 9TH ST 1509	Zone 2	1,621	\$173.13	0.00%
5138-001-253	600 W 9TH ST 1510	Zone 2	1,621	\$173.13	0.00%
5138-001-254	600 W 9th St	Zone 2	1,621	\$173.13	0.00%
5138-001-255	600 W 9T ST 1512	Zone 2	1,745	\$186.37	0.00%
5138-001-256	950 S FLOWER ST	Zone 2	457,855	\$48,899.88	0.82%
5138-001-257	600 W 9TH ST 906	Zone 2	1,193	\$127.41	0.00%
5138-001-258	600 W 9TH ST 205	Zone 2	1,193	\$127.41	0.00%
5138-001-259	600 W 9TH ST 912	Zone 2	754	\$80.53	0.00%
5138-001-260	600 W 9TH ST 810	Zone 2	754	\$80.53	0.00%
5138-001-261	600 W 9TH ST 415	Zone 2	1,193	\$127.41	0.00%
5138-001-262	600 W 9TH ST 612	Zone 2	754	\$80.53	0.00%
5138-001-263	600 W 9th St 904	Zone 2	1,193	\$127.41	0.00%
5139-004-004	915 S Hill St	Zone 2	7,450	\$795.68	0.01%
5139-004-005	919 S Hill St	Zone 2	7,450	\$795.68	0.01%
5139-004-006	931 S Hill St	Zone 2	7,450	\$795.68	0.01%
5139-004-007	937 S Hill St	Zone 2	7,450	\$795.68	0.01%
5139-004-008	941 S Hill St	Zone 2	7,450	\$795.68	0.01%
5139-004-009	945 S Hill St	Zone 2	3,725	\$397.84	0.01%
5139-004-013	936 S Olive St	Zone 2	7,710	\$823.44	0.01%
5139-004-014	936 S Olive St	Zone 2	7,710	\$823.44	0.01%
5139-004-015	924 S Olive St -c	Zone 2	9,234	\$986.21	0.02%
5139-004-016	920 S Olive St	Zone 2	6,000	\$640.81	0.01%
5139-004-017	916 S Olive St	Zone 2	6,000	\$640.81	0.01%
5139-004-018	911 S Hill St	Zone 2	14,900	\$1,591.35	0.03%
5139-004-019	912 S Olive St	Zone 2	7,750	\$827.72	0.01%
5139-004-020	927 S Hill St	Zone 2	7,449	\$795.54	0.01%
5139-004-022	901 S Hill St	Zone 2	24,105	\$2,574.47	0.04%
5139-004-023	950 S. Olive Street	Zone 2	27,529	\$2,940.16	0.05%

5139-004-024	949 S Hill St	Zone 2	15,638	\$1,670.18	0.03%
5139-004-025	320 W 9th St	Zone 2	124,374	\$13,283.41	0.22%
5139-007-025	409 W. Olympic Blvd.	Zone 2	133,284	\$14,235.01	0.24%
5139-007-030	950 S Grand Ave	Zone 2	289,722	\$30,942.92	0.52%
5139-007-036	909 S Grand Ave	Zone 2	164,717	\$17,592.12	0.30%
5139-007-045	GRAND/Hope Park	Zone 2	8,330	\$889.66	0.01%
5139-007-047	501 W Olympic Blvd.	Zone 2	206,192	\$22,021.74	0.37%
5139-007-052	400 W 9th	Zone 2	108,117	\$11,547.12	0.19%
5144-003-015	609 S Broadway	Zone 2	128,320	\$13,704.85	0.23%
5144-003-023	630 S Hill St	Zone 2	5,097	\$544.37	0.01%
5144-003-024	628 S Hill St	Zone 2	1,512	\$161.48	0.00%
5144-003-025	606 S Hill St	Zone 2	129,309	\$13,810.48	0.23%
5144-003-026	401 W 7th St	Zone 2	74,930	\$8,002.68	0.13%
5144-003-027	645 S Hill St	Zone 2	8,333	\$889.98	0.01%
5144-003-028	635 S Hill St	Zone 2	68,330	\$7,297.79	0.12%
5144-003-029	629 S Hill St	Zone 2	90,540	\$9,669.86	0.16%
5144-003-034	618 S Olive St.	Zone 2	20,908	\$2,233.02	0.04%
5144-003-035	646 S Olive St	Zone 2	21,692	\$2,316.75	0.04%
5144-003-036	431 W 7th St	Zone 2	183,999	\$19,651.48	0.33%
5144-003-037	606 S Olive St	Zone 2	328,990	\$35,136.83	0.59%
5144-003-042	640 S Hill St	Zone 2	396,055	\$42,299.51	0.71%
5144-003-044	625 S Hill St	Zone 2	49,633	\$5,300.91	0.09%
5144-003-045	607 S Hill	Zone 2	169,512	\$18,104.24	0.30%
5144-003-046	412 W 6th St	Zone 2	112,418	\$12,006.48	0.20%
5144-004-012	530 W 6th St	Zone 2	178,500	\$19,064.18	0.32%
5144-004-014	624 S Grand Ave	Zone 2	500,765	\$53,482.76	0.90%
5144-004-015	617 S Olive St	Zone 2	117,089	\$12,505.35	0.21%
5144-004-016	619 S Olive St	Zone 2	29,120	\$3,110.08	0.05%
5144-004-020	633 S Olive St	Zone 2	15,456	\$1,650.73	0.03%
5144-004-021	637 S Olive St	Zone 2	9,888	\$1,056.06	0.02%
5144-004-024	Z2 (Vacant Land-Coml)	Zone 2	1,437	\$153.47	0.00%
5144-004-025	513 W 7th St	Zone 2	28,160	\$3,007.55	0.05%
5144-004-028	529 W 7th St	Zone 2	76,760	\$8,198.13	0.14%
5144-004-029	640 S Grand Ave	Zone 2	16,117	\$1,721.33	0.03%
5144-004-032	627 S Olive St	Zone 2	93,824	\$10,020.60	0.17%
5144-004-033	643 S Olive	Zone 2	66,500	\$7,102.34	0.12%
5144-004-034	649 S Olive	Zone 2	151,000	\$16,127.12	0.27%
5144-004-035	517 W 7th	Zone 2	14,700	\$1,569.99	0.03%
5144-004-036	527 W 7th	Zone 2	95,550	\$10,204.94	0.17%
5144-004-037	510 W 6th St	Zone 2	222,936	\$23,810.04	0.40%
5144-005-021	601 Wilshire Blvd	Zone 2	172,067	\$18,377.12	0.31%
5144-005-023	612 W 6th St	Zone 2	13,360	\$1,426.88	0.02%
5144-005-026	615 S Grand Ave	Zone 2	20,122	\$2,149.07	0.04%
5144-005-031	637 Wilshire Blvd	Zone 2	27,356	\$2,921.68	0.05%
5144-005-033	630 W 6th St	Zone 2	1,280	\$136.71	0.00%
5144-005-034	630 W 6th St Unit 101	Zone 2	1,280	\$136.71	0.00%
5144-005-035	630 W 6TH ST 102	Zone 2	1,300	\$138.84	0.00%
5144-005-036	630 W 6TH ST 103	Zone 2	1,320	\$140.98	0.00%
5144-005-037	630 W 6TH ST 104	Zone 2	1,330	\$142.05	0.00%
5144-005-038	630 W 6TH ST 105	Zone 2	1,320	\$140.98	0.00%
5144-005-039	630 W 6TH ST 201	Zone 2	610	\$65.15	0.00%

5144-005-040	630 W 6TH ST 202	Zone 2	980	\$104.67	0.00%
5144-005-041	630 W 6TH ST 203	Zone 2	710	\$75.83	0.00%
5144-005-042	630 W 6TH ST 204	Zone 2	750	\$80.10	0.00%
5144-005-043	630 W 6th St Unit 205	Zone 2	1,180	\$126.03	0.00%
5144-005-044	630 W 6TH ST 206	Zone 2	660	\$70.49	0.00%
5144-005-045	630 W 6TH ST 207	Zone 2	680	\$72.63	0.00%
5144-005-046	630 W 6TH ST 208	Zone 2	580	\$61.95	0.00%
5144-005-047	630 W 6TH ST 209	Zone 2	680	\$72.63	0.00%
5144-005-048	630 W 6TH ST 210	Zone 2	810	\$86.51	0.00%
5144-005-049	630 W 6Th St 211	Zone 2	680	\$72.63	0.00%
5144-005-050	630 W 6th St 212	Zone 2	610	\$65.15	0.00%
5144-005-051	630 W 6TH ST 213	Zone 2	530	\$56.61	0.00%
5144-005-052	630 W 6TH ST 214	Zone 2	910	\$97.19	0.00%
5144-005-053	630 W 6th St 215	Zone 2	700	\$74.76	0.00%
5144-005-054	630 W 6th St 216	Zone 2	690	\$73.69	0.00%
5144-005-055	630 W 6TH ST 217	Zone 2	1,170	\$124.96	0.00%
5144-005-056	630 W 6th St 301	Zone 2	610	\$65.15	0.00%
5144-005-057	630 W 6TH ST 302	Zone 2	980	\$104.67	0.00%
5144-005-058	630 W 6th St 303	Zone 2	710	\$75.83	0.00%
5144-005-059	630 W 6TH ST 304	Zone 2	750	\$80.10	0.00%
5144-005-060	630 W 6th St 305	Zone 2	1,180	\$126.03	0.00%
5144-005-061	630 W 6TH ST 306	Zone 2	550	\$58.74	0.00%
5144-005-062	630 W 6TH ST 307	Zone 2	680	\$72.63	0.00%
5144-005-063	630 W 6TH ST 308	Zone 2	580	\$61.95	0.00%
5144-005-064	630 W 6TH ST 309	Zone 2	680	\$72.63	0.00%
5144-005-065	630 W 6TH ST 310	Zone 2	920	\$98.26	0.00%
5144-005-066	630 W 6th St 311	Zone 2	680	\$72.63	0.00%
5144-005-067	630 W 6TH ST 312	Zone 2	610	\$65.15	0.00%
5144-005-068	630 W 6th St 313	Zone 2	530	\$56.61	0.00%
5144-005-069	613 W 6TH ST 314	Zone 2	910	\$97.19	0.00%
5144-005-070	630 W 6TH ST 315	Zone 2	700	\$74.76	0.00%
5144-005-071	630 W 6TH ST 316	Zone 2	690	\$73.69	0.00%
5144-005-072	630 W 6TH ST 317	Zone 2	1,170	\$124.96	0.00%
5144-005-073	630 W 6TH ST 401	Zone 2	610	\$65.15	0.00%
5144-005-074	630 W 6TH ST 402	Zone 2	980	\$104.67	0.00%
5144-005-075	630 W 6TH ST 403	Zone 2	710	\$75.83	0.00%
5144-005-076	630 W 6TH ST 404	Zone 2	750	\$80.10	0.00%
5144-005-077	630 W 6TH ST 405	Zone 2	1,180	\$126.03	0.00%
5144-005-078	630 W 6TH ST 406	Zone 2	660	\$70.49	0.00%
5144-005-079	630 W 6TH ST 407	Zone 2	680	\$72.63	0.00%
5144-005-080	630 W 6TH ST 408	Zone 2	580	\$61.95	0.00%
5144-005-081	630 W 6TH ST 409	Zone 2	680	\$72.63	0.00%
5144-005-082	630 W 6TH ST 410	Zone 2	810	\$86.51	0.00%
5144-005-083	630 W 6th St 411	Zone 2	680	\$72.63	0.00%
5144-005-084	630 W 6TH ST 412	Zone 2	610	\$65.15	0.00%
5144-005-085	630 W 6TH ST 413	Zone 2	680	\$72.63	0.00%
5144-005-086	630 W 6TH ST 414	Zone 2	910	\$97.19	0.00%
5144-005-087	630 W 6TH ST 414	Zone 2	700	\$74.76	0.00%
5144-005-088	630 W 6TH ST 416	Zone 2	690	\$73.69	0.00%
5144-005-089	630 W 6TH ST 417	Zone 2	1,170	\$124.96	0.00%
5144-005-090	630 W 6TH ST 501	Zone 2	610	\$65.15	0.00%

5144-005-091	630 W 6TH ST 502	Zone 2	980	\$104.67	0.00%
5144-005-092	630 W 6TH ST 503	Zone 2	710	\$75.83	0.00%
5144-005-093	630 W 6TH ST 504	Zone 2	750	\$80.10	0.00%
5144-005-094	630 W 6th St 505	Zone 2	1,180	\$126.03	0.00%
5144-005-095	650 W 6th St 506	Zone 2	550	\$58.74	0.00%
5144-005-096	630 W 6th St 507	Zone 2	680	\$72.63	0.00%
5144-005-097	630 W 6th St 508	Zone 2	580	\$61.95	0.00%
5144-005-098	630 W 6TH ST 509	Zone 2	680	\$72.63	0.00%
5144-005-099	630 W 6TH ST 510	Zone 2	920	\$98.26	0.00%
5144-005-100	630 W 6TH ST 511	Zone 2	680	\$72.63	0.00%
5144-005-101	630 W 6TH ST 512	Zone 2	610	\$65.15	0.00%
5144-005-102	630 W 6TH ST 513	Zone 2	530	\$56.61	0.00%
5144-005-103	630 W 6TH ST 514	Zone 2	910	\$97.19	0.00%
5144-005-104	630 W 6TH ST 515	Zone 2	700	\$74.76	0.00%
5144-005-105	630 W 6TH ST 516	Zone 2	690	\$73.69	0.00%
5144-005-106	630 W 6TH ST 517	Zone 2	1,170	\$124.96	0.00%
5144-005-107	630 W 6th St 601	Zone 2	550	\$58.74	0.00%
5144-005-108	630 W 6TH ST 602	Zone 2	880	\$93.99	0.00%
5144-005-109	630 W 6TH ST 603	Zone 2	660	\$70.49	0.00%
5144-005-110	630 W 6th St 604	Zone 2	680	\$72.63	0.00%
5144-005-111	630 W 6TH ST 605	Zone 2	1,180	\$126.03	0.00%
5144-005-112	630 W 6th St 606	Zone 2	660	\$70.49	0.00%
5144-005-113	630 W 6TH ST 607	Zone 2	680	\$72.63	0.00%
5144-005-114	630 W 6TH ST 608	Zone 2	580	\$61.95	0.00%
5144-005-115	630 W 6TH ST 609	Zone 2	680	\$72.63	0.00%
5144-005-116	630 W 6th St 610	Zone 2	810	\$86.51	0.00%
5144-005-117	630 W 6TH ST 611	Zone 2	680	\$72.63	0.00%
5144-005-118	630 W 6th St 612	Zone 2	610	\$65.15	0.00%
5144-005-119	630 W 6TH ST 613	Zone 2	530	\$56.61	0.00%
5144-005-120	630 W 6th St 614	Zone 2	870	\$92.92	0.00%
5144-005-121	630 W 6th St 615	Zone 2	650	\$69.42	0.00%
5144-005-122	630 W 6TH ST 616	Zone 2	640	\$68.35	0.00%
5144-005-123	630 W 6TH ST 617	Zone 2	1,050	\$112.14	0.00%
5144-005-124	612 S Flower St	Zone 1	483,140	\$41,240.38	0.69%
5144-005-125	609 S Grand Ave	Zone 2	131,433	\$14,037.32	0.24%
5144-005-400	707 Wilshire Blvd	Zone 1	1,350,000	\$115,234.73	1.94%
5144-006-020	700 Wilshire Blvd	Zone 2	76,358	\$8,155.20	0.14%
5144-006-021	(Vacant Land- Wilshire Bl)	Zone 2	1,350	\$144.18	0.00%
5144-006-023	611 W 7th St	Zone 2	18,144	\$1,937.82	0.03%
5144-006-024	617 W 7th St	Zone 2	218,016	\$23,284.57	0.39%
5144-006-025	626 Wilshire Blvd	Zone 2	192,000	\$20,506.01	0.34%
5144-006-028	600 Wilshire Blvd	Zone 2	317,594	\$33,919.71	0.57%
5144-006-031	701 W 7th St / 655 S. Hope	Zone 2	7,890	\$842.67	0.01%
5144-006-032	701 W 7th St / 655 S. Hope	Zone 2	660	\$70.49	0.00%
5144-006-033	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-034	701 W 7th St / 655 S. Hope	Zone 2	640	\$68.35	0.00%
5144-006-035	701 W 7th St / 655 S. Hope	Zone 2	1,080	\$115.35	0.00%
5144-006-036	701 W 7th St / 655 S. Hope	Zone 2	1,060	\$113.21	0.00%
5144-006-037	701 W 7th St / 655 S. Hope	Zone 2	550	\$58.74	0.00%
5144-006-038	701 W 7th St / 655 S. Hope	Zone 2	850	\$90.78	0.00%
5144-006-039	701 W 7th St / 655 S. Hope	Zone 2	820	\$87.58	0.00%

5144-006-040	701 W 7th St / 655 S. Hope	Zone 2	660	\$70.49	0.00%
5144-006-041	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-042	701 W 7th St / 655 S. Hope	Zone 2	640	\$68.35	0.00%
5144-006-043	701 W 7th St / 655 S. Hope	Zone 2	1,080	\$115.35	0.00%
5144-006-044	701 W 7th St / 655 S. Hope	Zone 2	1,130	\$120.69	0.00%
5144-006-045	701 W 7th St / 655 S. Hope	Zone 2	600	\$64.08	0.00%
5144-006-046	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-047	701 W 7th St / 655 S. Hope	Zone 2	660	\$70.49	0.00%
5144-006-048	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-049	701 W 7th St / 655 S. Hope	Zone 2	640	\$68.35	0.00%
5144-006-050	701 W 7th St / 655 S. Hope	Zone 2	1,080	\$115.35	0.00%
5144-006-051	701 W 7th St / 655 S. Hope	Zone 2	1,130	\$120.69	0.00%
5144-006-052	701 W 7th St / 655 S. Hope	Zone 2	600	\$64.08	0.00%
5144-006-053	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-054	701 W 7th St / 655 S. Hope	Zone 2	900	\$96.12	0.00%
5144-006-055	701 W 7th St / 655 S. Hope	Zone 2	660	\$70.49	0.00%
5144-006-056	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-057	701 W 7th St / 655 S. Hope	Zone 2	530	\$56.61	0.00%
5144-006-058	701 W 7th St / 655 S. Hope	Zone 2	1,030	\$110.01	0.00%
5144-006-059	701 W 7th St / 655 S. Hope	Zone 2	1,170	\$124.96	0.00%
5144-006-060	701 W 7th St / 655 S. Hope	Zone 2	600	\$64.08	0.00%
5144-006-061	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-062	701 W 7th St / 655 S. Hope	Zone 2	650	\$69.42	0.00%
5144-006-063	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-064	701 W 7th St / 655 S. Hope	Zone 2	530	\$56.61	0.00%
5144-006-065	701 W 7th St / 655 S. Hope	Zone 2	1,140	\$121.75	0.00%
5144-006-066	701 W 7th St / 655 S. Hope	Zone 2	1,180	\$126.03	0.00%
5144-006-067	701 W 7th St / 655 S. Hope	Zone 2	600	\$64.08	0.00%
5144-006-068	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-069	701 W 7th St / 655 S. Hope	Zone 2	890	\$95.05	0.00%
5144-006-070	701 W 7th St / 655 S. Hope	Zone 2	640	\$68.35	0.00%
5144-006-071	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-072	701 W 7th St / 655 S. Hope	Zone 2	530	\$56.61	0.00%
5144-006-073	701 W 7th St / 655 S. Hope	Zone 2	1,140	\$121.75	0.00%
5144-006-074	701 W 7th St / 655 S. Hope	Zone 2	1,180	\$126.03	0.00%
5144-006-075	701 W 7th St / 655 S. Hope	Zone 2	600	\$64.08	0.00%
5144-006-076	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-077	701 W 7th St / 655 S. Hope	Zone 2	630	\$67.29	0.00%
5144-006-078	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-079	701 W 7th St / 655 S. Hope	Zone 2	530	\$56.61	0.00%
5144-006-080	701 W 7th St / 655 S. Hope	Zone 2	1,120	\$119.62	0.00%
5144-006-081	701 W 7th St / 655 S. Hope	Zone 2	1,160	\$123.89	0.00%
5144-006-082	701 W 7th St / 655 S. Hope	Zone 2	600	\$64.08	0.00%
5144-006-083	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-084	701 W 7th St / 655 S. Hope	Zone 2	850	\$90.78	0.00%
5144-006-085	701 W 7th St / 655 S. Hope	Zone 2	640	\$68.35	0.00%
5144-006-086	701 W 7th St / 655 S. Hope	Zone 2	930	\$99.33	0.00%
5144-006-087	701 W 7th St / 655 S. Hope	Zone 2	530	\$56.61	0.00%
5144-006-088	701 W 7th St / 655 S. Hope	Zone 2	1,110	\$118.55	0.00%
5144-006-089	701 W 7th St / 655 S. Hope	Zone 2	1,150	\$122.82	0.00%
5144-006-090	701 W 7th St / 655 S. Hope	Zone 2	600	\$64.08	0.00%

5144-006-091	701 W 7th St / 655 S. Hope	Zone 2		930	\$99.33	0.00%
5144-006-092	701 W 7th St / 655 S. Hope	Zone 2		600	\$64.08	0.00%
5144-006-093	701 W 7th St / 655 S. Hope	Zone 2		930	\$99.33	0.00%
5144-006-094	701 W 7th St / 655 S. Hope	Zone 2		530	\$56.61	0.00%
5144-006-095	701 W 7th St / 655 S. Hope	Zone 2		1,090	\$116.41	0.00%
5144-006-096	701 W 7th St / 655 S. Hope	Zone 2		1,130	\$120.69	0.00%
5144-006-097	701 W 7th St / 655 S. Hope	Zone 2		600	\$64.08	0.00%
5144-006-098	701 W 7th St / 655 S. Hope	Zone 2		930	\$99.33	0.00%
5144-006-099	701 W 7th St / 655 S. Hope	Zone 2		760	\$81.17	0.00%
5144-006-100	701 W 7th St / 655 S. Hope	Zone 2		600	\$64.08	0.00%
5144-006-101	701 W 7th St / 655 S. Hope	Zone 2		930	\$99.33	0.00%
5144-006-102	701 W 7th St / 655 S. Hope	Zone 2		530	\$56.61	0.00%
5144-006-103	701 W 7th St / 655 S. Hope	Zone 2		1,070	\$114.28	0.00%
5144-006-104	701 W 7th St / 655 S. Hope	Zone 2		1,100	\$117.48	0.00%
5144-006-105	701 W 7th St / 655 S. Hope	Zone 2		600	\$64.08	0.00%
5144-006-106	701 W 7th St / 655 S. Hope	Zone 2		930	\$99.33	0.00%
5144-006-107	701 W 7th St / 655 S. Hope	Zone 2		930	\$99.33	0.00%
5144-006-108	701 W 7th St / 655 S. Hope	Zone 2		530	\$56.61	0.00%
5144-006-109	701 W 7th St / 655 S. Hope	Zone 2		1,050	\$112.14	0.00%
5144-006-110	701 W 7th St / 655 S. Hope	Zone 2		1,080	\$115.35	0.00%
5144-006-111	701 W 7th St / 655 S. Hope	Zone 2		580	\$61.95	0.00%
5144-007-023	811 Wilshire	Zone 1		381,000	\$32,521.80	0.55%
5144-007-025	839 Wilshire Blvd	Zone 1		40,198	\$3,431.26	0.06%
5144-007-027	616 S Figueroa St	Zone 1		67,859	\$5,792.34	0.10%
5144-007-040	915 Wilshire Blvd	Zone 1		353,580	\$30,181.26	0.51%
5144-007-044	625 S Figueroa St / Acc-601 S Fig.	Zone 1		950,000	\$81,091.11	1.36%
5144-007-400	800 W 6th Street	Zone 1		242,376	\$20,688.99	0.35%
5144-007-401	888 W 6th St	Zone 1		105,003	\$8,962.96	0.15%
5144-008-008	807 W 7th St	Zone 2		109,966	\$11,744.60	0.20%
5144-008-009	801 W 7th St	Zone 2		14,554	\$1,554.40	0.03%
5144-008-010	800 Wilshire Blvd	Zone 2		236,166	\$25,223.03	0.42%
5144-008-011	818 Wilshire Blvd	Zone 1		24,157	\$2,062.02	0.03%
5144-008-013	654 S Figueroa St	Zone 1		259,549	\$22,154.86	0.37%
5144-008-017	888 Wilshire Blvd	Zone 1		3,813	\$325.47	0.01%
5144-008-019	644 S Figueroa St	Zone 1		28,780	\$2,456.63	0.04%
5144-008-020	900 Wilshire	Zone 1		239,459	\$20,440.00	0.34%
5144-008-021	930 Wilshire	Zone 1		760,409	\$64,907.80	1.09%
5144-008-022	1000 Wilshire Blvd	Zone 1		490,000	\$41,825.94	0.70%
5144-009-047	777 S Figueroa St	Zone 1		1,094,768	\$93,448.37	1.57%
5144-009-079	(Vacant Land- 8th St)	Zone 1		56,628	\$4,833.71	0.08%
5144-009-080	(Vacant Land- 8th St)	Zone 1		326	\$27.83	0.00%
5144-009-081	(Vacant Land- 8th St)	Zone 2		331	\$35.35	0.00%
5144-009-082	945 W 8th	Zone 1		74,487	\$6,358.14	0.11%
5144-009-089	725 S Figueroa	Zone 1		1,194,377	\$101,950.90	1.71%
5144-009-090	7th Market Place Dept Store	Zone 1		199,711	\$17,047.14	0.29%
5144-009-091	7th Market Place Dept Store	Zone 1		133,156	\$11,366.07	0.19%
5144-010-009	757 S Flower St	Zone 2		88,013	\$9,399.97	0.16%
5144-010-010	817 W 8th St	Zone 2		14,934	\$1,594.98	0.03%
5144-010-011	746 S Figueroa St	Zone 2		7,862	\$839.68	0.01%
5144-010-012	744 S Figueroa St	Zone 2		4,704	\$502.40	0.01%
5144-010-013	742 S Figueroa St	Zone 2		3,310	\$353.52	0.01%

5144-010-014	734 S Figueroa St	Zone 2	15,550	\$1,660.77	0.03%
5144-010-017	723 S Flower St	Zone 2	47,569	\$5,080.42	0.09%
5144-010-018	818 W 7th St	Zone 2	9,720	\$1,038.12	0.02%
5144-010-019	720 S Figueroa St	Zone 2	9,408	\$1,004.79	0.02%
5144-010-020	716 S Figueroa St	Zone 2	8,799	\$939.75	0.02%
5144-010-021	712 S Figueroa St	Zone 2	5,880	\$628.00	0.01%
5144-010-022	800 W 7th St	Zone 2	396,768	\$42,375.66	0.71%
5144-010-025	729 S Flower St	Zone 2	36,503	\$3,898.60	0.07%
5144-010-041	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-042	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-043	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-044	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-045	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-046	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-047	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-048	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-049	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-010-050	700 S Flower St	Zone 2	131,388	\$14,032.53	0.24%
5144-011-009	754 S Hope St	Zone 2	46,345	\$4,949.69	0.08%
5144-011-010	742 S Hope St	Zone 2	75,684	\$8,083.21	0.14%
5144-011-012	600 W 7th St	Zone 2	6,708	\$716.43	0.01%
5144-011-014	723 S Grand Ave	Zone 2	7,274	\$776.88	0.01%
5144-011-016	735 S Grand Ave	Zone 2	16,200	\$1,730.19	0.03%
5144-011-019	600 W 7th St	Zone 2	470,702	\$50,271.97	0.84%
5144-011-020	723-735 Grand Ave	Zone 2	31,668	\$3,382.21	0.06%
5144-011-021	723-735 Grand Ave	Zone 2	4,046	\$432.12	0.01%
5144-011-022	734 S Hope St	Zone 2	22,378	\$2,390.02	0.04%
5144-012-050	717-723 S. Olive Street	Zone 2	10,449	\$1,116.02	0.02%
5144-012-051	719 S Olive	Zone 2	107,543	\$11,485.87	0.19%
5144-012-053	717-723 S. Olive Street	Zone 2	10,928	\$1,167.10	0.02%
5144-012-055	717-723 S. Olive Street	Zone 2	147,916	\$15,797.75	0.27%
5144-012-057	717-723 S. Olive Street	Zone 2	123,000	\$13,136.66	0.22%
5144-013-017	727 S Hill St	Zone 2	6,490	\$693.15	0.01%
5144-013-018	725 S Hill St	Zone 2	6,490	\$693.15	0.01%
5144-013-019	719 S Hill St	Zone 2	6,490	\$693.15	0.01%
5144-013-020	701 S Hill St	Zone 2	140,812	\$15,039.02	0.25%
5144-013-021	410 W 7th St	Zone 2	6,118	\$653.42	0.01%
5144-013-022	412 W 7th St	Zone 2	13,500	\$1,441.83	0.02%
5144-013-023	418 W 7th St	Zone 2	11,637	\$1,242.86	0.02%
5144-013-026	724 S Olive St	Zone 2	8,973	\$958.34	0.02%
5144-013-027	427 W 8th St	Zone 2	20,472	\$2,186.45	0.04%
5144-013-028	423 W 8th St	Zone 2	38,404	\$4,101.63	0.07%
5144-013-029	419 W 8th St	Zone 2	8,026	\$857.19	0.01%
5144-013-030	731 S Hill St	Zone 2	9,583	\$1,023.48	0.02%
5144-013-031	737 S Hill St	Zone 2	9,670	\$1,032.78	0.02%
5144-013-032	745 S Hill St	Zone 2	19,471	\$2,079.54	0.03%
5144-013-033	403 W 8th St	Zone 2	9,191	\$981.62	0.02%
5144-013-034	730 S Olive St	Zone 2	191,367	\$20,438.40	0.34%
5144-013-035	716 S Olive St	Zone 2	54,360	\$5,805.76	0.10%
5144-013-036	422 W 7th St	Zone 2	109,648	\$11,710.64	0.20%
5144-014-025	317 W 8th St	Zone 2	24,128	\$2,576.92	0.04%

5144-014-026	313 W. 8th St.	Zone 1	7,100	\$606.05	0.01%
5144-014-033	742 S Hill St	Zone 2	101,354	\$10,824.82	0.18%
5144-014-034	734 S Hill St	Zone 2	9,539	\$1,018.79	0.02%
5144-014-035	736 S Hill St S	Zone 2	9,670	\$1,032.78	0.02%
5144-014-039	728 S Hill St C	Zone 2	97,500	\$10,413.21	0.17%
5144-014-040	718 S Hill St	Zone 2	52,500	\$5,607.11	0.09%
5144-014-041	700 S Hill St	Zone 2	67,805	\$7,241.72	0.12%
5144-014-042	316 W 7th St	Zone 2	4,905	\$523.86	0.01%
5144-014-043	714 S Hill St	Zone 2	118,650	\$12,672.07	0.21%
5144-014-046	760 S HILL ST NO 1	Zone 2	6,090	\$650.42	0.01%
5144-014-047	760 S HILL ST NO 2	Zone 2	5,650	\$603.43	0.01%
5144-014-048	760 S HILL ST NO 201	Zone 2	1,010	\$107.87	0.00%
5144-014-049	760 S HILL ST NO 202	Zone 2	1,360	\$145.25	0.00%
5144-014-050	760 S HILL ST NO 203	Zone 2	1,300	\$138.84	0.00%
5144-014-051	760 S HILL ST NO 204	Zone 2	1,470	\$157.00	0.00%
5144-014-052	760 S HILL ST NO 301	Zone 2	730	\$77.97	0.00%
5144-014-053	760 S HILL ST NO 302	Zone 2	1,010	\$107.87	0.00%
5144-014-054	760 S HILL ST NO 303	Zone 2	620	\$66.22	0.00%
5144-014-055	760 S HILL ST NO 304	Zone 2	870	\$92.92	0.00%
5144-014-056	760 S HILL ST NO 305	Zone 2	460	\$49.13	0.00%
5144-014-057	760 S HILL ST NO 306	Zone 2	450	\$48.06	0.00%
5144-014-058	760 S HILL ST NO 307	Zone 2	460	\$49.13	0.00%
5144-014-059	760 S HILL ST NO 308	Zone 2	700	\$74.76	0.00%
5144-014-060	760 S HILL ST NO 309	Zone 2	500	\$53.40	0.00%
5144-014-061	760 S HILL ST NO 310	Zone 2	1,090	\$116.41	0.00%
5144-014-062	760 S HILL ST NO 401	Zone 2	910	\$97.19	0.00%
5144-014-063	760 S HILL ST NO 402	Zone 2	630	\$67.29	0.00%
5144-014-064	760 S HILL ST NO 403	Zone 2	600	\$64.08	0.00%
5144-014-065	760 S HILL ST NO 404	Zone 2	580	\$61.95	0.00%
5144-014-066	760 S HILL ST NO 405	Zone 2	1,440	\$153.80	0.00%
5144-014-067	760 S HILL ST NO 406	Zone 2	970	\$103.60	0.00%
5144-014-068	760 S HILL ST NO 407	Zone 2	610	\$65.15	0.00%
5144-014-069	760 S HILL ST NO 408	Zone 2	1,330	\$142.05	0.00%
5144-014-070	760 S HILL ST NO 501	Zone 2	700	\$74.76	0.00%
5144-014-071	760 S HILL ST NO 502	Zone 2	750	\$80.10	0.00%
5144-014-072	760 S HILL ST NO 503	Zone 2	600	\$64.08	0.00%
5144-014-073	760 S HILL ST NO 504	Zone 2	570	\$60.88	0.00%
5144-014-074	760 S HILL ST NO 505	Zone 2	1,030	\$110.01	0.00%
5144-014-075	760 S HILL ST NO 506	Zone 2	560	\$59.81	0.00%
5144-014-076	760 S HILL ST NO 507	Zone 2	650	\$69.42	0.00%
5144-014-077	760 S HILL ST NO 508	Zone 2	590	\$63.01	0.00%
5144-014-078	760 S HILL ST NO 509	Zone 2	570	\$60.88	0.00%
5144-014-079	760 S HILL ST NO 510	Zone 2	970	\$103.60	0.00%
5144-014-080	760 S HILL ST NO 601	Zone 2	700	\$74.76	0.00%
5144-014-081	760 S HILL ST NO 602	Zone 2	750	\$80.10	0.00%
5144-014-082	760 S HILL ST NO 603	Zone 2	600	\$64.08	0.00%
5144-014-083	760 S HILL ST NO 604	Zone 2	570	\$60.88	0.00%
5144-014-084	760 S HILL ST NO 605	Zone 2	1,030	\$110.01	0.00%
5144-014-085	760 S HILL ST NO 606	Zone 2	560	\$59.81	0.00%
5144-014-086	760 S HILL ST NO 607	Zone 2	650	\$69.42	0.00%
5144-014-087	760 S HILL ST NO 608	Zone 2	590	\$63.01	0.00%

5144-014-088	760 S HILL ST NO 609	Zone 2	570	\$60.88	0.00%
5144-014-089	760 S HILL ST NO 610	Zone 2	970	\$103.60	0.00%
5144-014-090	760 S HILL ST NO 701	Zone 2	700	\$74.76	0.00%
5144-014-091	760 S HILL ST NO 702	Zone 2	750	\$80.10	0.00%
5144-014-092	760 S HILL ST NO 703	Zone 2	600	\$64.08	0.00%
5144-014-093	760 S HILL ST NO 704	Zone 2	570	\$60.88	0.00%
5144-014-094	760 S HILL ST NO 705	Zone 2	1,030	\$110.01	0.00%
5144-014-095	760 S HILL ST NO 706	Zone 2	560	\$59.81	0.00%
5144-014-096	760 S HILL ST NO 707	Zone 2	650	\$69.42	0.00%
5144-014-097	760 S HILL ST NO 708	Zone 2	590	\$63.01	0.00%
5144-014-098	760 S HILL ST NO 709	Zone 2	570	\$60.88	0.00%
5144-014-099	760 S HILL ST NO 710	Zone 2	970	\$103.60	0.00%
5144-014-100	760 S HILL ST NO 801	Zone 2	700	\$74.76	0.00%
5144-014-101	760 S HILL ST NO 802	Zone 2	750	\$80.10	0.00%
5144-014-102	760 S HILL ST NO 803	Zone 2	600	\$64.08	0.00%
5144-014-103	760 S HILL ST NO 804	Zone 2	570	\$60.88	0.00%
5144-014-104	760 S HILL ST NO 805	Zone 2	1,030	\$110.01	0.00%
5144-014-105	760 S HILL ST NO 806	Zone 2	560	\$59.81	0.00%
5144-014-106	760 S HILL ST NO 807	Zone 2	650	\$69.42	0.00%
5144-014-107	760 S HILL ST NO 808	Zone 2	590	\$63.01	0.00%
5144-014-108	760 S HILL ST NO 809	Zone 2	570	\$60.88	0.00%
5144-014-109	760 S HILL ST NO 810	Zone 2	970	\$103.60	0.00%
5144-014-110	760 S HILL ST NO 901	Zone 2	700	\$74.76	0.00%
5144-014-111	760 S HILL ST NO 902	Zone 2	750	\$80.10	0.00%
5144-014-112	760 S HILL ST NO 903	Zone 2	600	\$64.08	0.00%
5144-014-113	760 S HILL ST NO 904	Zone 2	570	\$60.88	0.00%
5144-014-114	760 S HILL ST NO 905	Zone 2	1,030	\$110.01	0.00%
5144-014-115	760 S HILL ST NO 906	Zone 2	560	\$59.81	0.00%
5144-014-116	760 S HILL ST NO 907	Zone 2	650	\$69.42	0.00%
5144-014-117	760 S HILL ST NO 908	Zone 2	590	\$63.01	0.00%
5144-014-118	760 S HILL ST NO 909	Zone 2	570	\$60.88	0.00%
5144-014-119	760 S HILL ST NO 910	Zone 2	970	\$103.60	0.00%
5144-014-120	760 S HILL ST NO 1001	Zone 2	700	\$74.76	0.00%
5144-014-121	760 S HILL ST NO 1002	Zone 2	750	\$80.10	0.00%
5144-014-122	760 S HILL ST NO 1003	Zone 2	600	\$64.08	0.00%
5144-014-123	760 S HILL ST NO 1004	Zone 2	570	\$60.88	0.00%
5144-014-124	760 S HILL ST NO 1005	Zone 2	1,030	\$110.01	0.00%
5144-014-125	760 S HILL ST NO 1006	Zone 2	560	\$59.81	0.00%
5144-014-126	760 S HILL ST NO 1007	Zone 2	650	\$69.42	0.00%
5144-014-127	760 S HILL ST NO 1008	Zone 2	590	\$63.01	0.00%
5144-014-128	760 S HILL ST NO 1009	Zone 2	570	\$60.88	0.00%
5144-014-129	760 S HILL ST NO 1010	Zone 2	970	\$103.60	0.00%
5144-014-130	760 S HILL ST NO 1101	Zone 2	1,590	\$169.82	0.00%
5144-014-131	760 S HILL ST NO 1102	Zone 2	1,300	\$138.84	0.00%
5144-014-132	760 S HILL ST NO 1103	Zone 2	1,230	\$131.37	0.00%
5144-014-133	760 S HILL ST NO 1104	Zone 2	1,680	\$179.43	0.00%
5144-014-134	760 S HILL ST NO 1105	Zone 2	1,310	\$139.91	0.00%
5144-014-135	760 S HILL ST NO 1106	Zone 2	560	\$59.81	0.00%
5144-014-136	760 S HILL ST NO 1107	Zone 2	650	\$69.42	0.00%
5144-014-137	760 S HILL ST NO 1108	Zone 2	1,440	\$153.80	0.00%
5144-014-138	760 S HILL ST NO 1109	Zone 2	1,520	\$162.34	0.00%

5144-014-139	760 S HILL ST NO 1110	Zone 2	1,180	\$126.03	0.00%
5144-018-021	825 S Hill St	Zone 2	9,539	\$1,018.79	0.02%
5144-018-022	842 S Olive St	Zone 2	2,962	\$316.35	0.01%
5144-018-023	838 S Olive St	Zone 2	4,443	\$474.52	0.01%
5144-018-024	836 S Olive St	Zone 2	2,482	\$265.08	0.00%
5144-018-025	834 S Olive St	Zone 2	3,310	\$353.52	0.01%
5144-018-026	830 S Olive St 1/2	Zone 2	19,317	\$2,063.10	0.03%
5144-018-027	Z11 (Parking Lot)	Zone 2	9,844	\$1,051.36	0.02%
5144-018-028	820 S Olive St	Zone 2	9,844	\$1,051.36	0.02%
5144-018-029	808 S Olive St	Zone 2	177,282	\$18,934.09	0.32%
5144-018-030	416 W 8th St	Zone 2	116,545	\$12,447.25	0.21%
5144-018-031	801 S Hill St	Zone 2	6,050	\$646.15	0.01%
5144-018-032	817 S Hill St	Zone 2	9,713	\$1,087.37	0.02%
5144-018-033	833 S Hill St	Zone 2	9,060	\$967.63	0.02%
5144-018-047	860 S Olive St	Zone 1	16,592	\$1,416.28	0.02%
5144-018-048	860 S Olive St	Zone 2	13,040	\$1,392.70	0.02%
5144-018-049	855 S Hill St	Zone 2	163,608	\$17,473.68	0.29%
5144-018-050	845 S Hill St	Zone 2	22,641	\$2,418.11	0.04%
5144-019-006	848 S Grand Ave	Zone 2	19,079	\$2,037.68	0.03%
5144-019-007	842 S Grand Ave	Zone 2	11,020	\$1,176.96	0.02%
5144-019-008	838 S Grand Ave	Zone 2	90,000	\$9,612.19	0.16%
5144-019-009	830 S Grand Ave	Zone 2	9,670	\$1,032.78	0.02%
5144-019-010	826 S Grand Ave	Zone 2	7,230	\$772.18	0.01%
5144-019-011	822 S Grand Ave	Zone 2	6,882	\$735.01	0.01%
5144-019-012	815 S Olive St	Zone 2	9,626	\$1,028.08	0.02%
5144-019-013	811-815 S. Olive Street	Zone 2	9,626	\$1,028.08	0.02%
5144-019-014	811 S Olive St	Zone 2	6,403	\$683.85	0.01%
5144-019-015	514 W 8th St	Zone 2	5,400	\$576.73	0.01%
5144-019-016	516 W 8th St	Zone 2	4,051	\$432.66	0.01%
5144-019-017	800 S Grand Ave	Zone 2	10,367	\$1,107.22	0.02%
5144-019-018	801 S Olive St	Zone 2	16,073	\$1,716.63	0.03%
5144-019-019	831 S Olive St	Zone 2	6,320	\$674.99	0.01%
5144-019-020	835 S Olive St	Zone 2	6,320	\$674.99	0.01%
5144-019-021	845 S Olive St	Zone 2	15,812	\$1,688.76	0.03%
5144-019-022	847 S Olive St	Zone 2	16,988	\$1,814.35	0.03%
5144-019-023	816 S Grand Ave	Zone 2	66,085	\$7,058.02	0.12%
5144-019-025	812 S Grand Ave	Zone 2	9,295	\$992.73	0.02%
5144-020-011	851 S Grand Ave -a	Zone 2	8,799	\$939.75	0.02%
5144-020-012	861 S Grand Ave -b	Zone 2	219,012	\$23,390.95	0.39%
5144-020-020	834 S Hope St	Zone 2	10,560	\$1,127.83	0.02%
5144-020-021	826 S Hope St	Zone 2	9,888	\$1,056.06	0.02%
5144-020-027	830 S. Hope Street	Zone 2	18,974	\$2,026.46	0.03%
5144-020-028	Z12 (Parking Lot)	Zone 2	19,135	\$2,043.66	0.03%
5144-020-040	720 W 8th St	Zone 2	35,806	\$3,824.19	0.06%
5144-020-042	801 S Grand Ave	Zone 2	226,864	\$24,229.56	0.41%
5144-020-043	801 S Grand Ave	Zone 2	123,470	\$13,186.86	0.22%
5144-020-044	801 S Grand Ave	Zone 2	19,810	\$2,115.75	0.04%
5144-020-045	801 S Grand Ave 1206	Zone 2	1,297	\$138.52	0.00%
5144-020-046	801 S Grand Ave 1201	Zone 2	1,456	\$155.50	0.00%
5144-020-047	801 S Grand Ave	Zone 2	980	\$104.67	0.00%
5144-020-048	801 S Grand Ave 1203	Zone 2	980	\$104.67	0.00%

5144-020-049	801 S Grand Ave	1204	Zone 2	1,930	\$206.13	0.00%
5144-020-050	801 S Grand Ave		Zone 2	1,610	\$171.95	0.00%
5144-020-051	801 S Grand Ave	1206	Zone 2	1,200	\$128.16	0.00%
5144-020-052	801 S Grand Ave	1207	Zone 2	1,456	\$155.50	0.00%
5144-020-053	801 S Grand Ave	1208	Zone 2	1,360	\$145.25	0.00%
5144-020-054	801 S Grand Ave	1209	Zone 2	990	\$105.73	0.00%
5144-020-055	801 S Grand Ave	1210	Zone 2	1,640	\$175.16	0.00%
5144-020-056	801 S Grand Ave	1211	Zone 2	1,610	\$171.95	0.00%
5144-020-057	801 S Grand Ave	1312	Zone 2	1,200	\$128.16	0.00%
5144-020-058	801 S Grand Ave	1301	Zone 2	1,330	\$142.05	0.00%
5144-020-059	801 S Grand Ave	1308	Zone 2	980	\$104.67	0.00%
5144-020-060	801 S Grand Ave	1303	Zone 2	980	\$104.67	0.00%
5144-020-061	801 S Grand Ave	1304	Zone 2	1,930	\$206.13	0.00%
5144-020-062	801 S Grand Ave	1305	Zone 2	1,760	\$187.97	0.00%
5144-020-063	801 S Grand Ave	1312	Zone 2	1,200	\$128.16	0.00%
5144-020-064	801 S Grand Ave	1307	Zone 2	1,320	\$140.98	0.00%
5144-020-065	801 S Grand Ave	1308	Zone 2	1,360	\$145.25	0.00%
5144-020-066	801 S Grand Ave	1303	Zone 2	990	\$105.73	0.00%
5144-020-067	801 S Grand Ave	1310	Zone 2	1,640	\$175.16	0.00%
5144-020-068	801 S Grand Ave	1311	Zone 2	1,610	\$171.95	0.00%
5144-020-069	801 S Grand Ave	1412	Zone 2	1,370	\$146.32	0.00%
5144-020-070	801 S Grand Ave	1401	Zone 2	1,330	\$142.05	0.00%
5144-020-071	801 S Grand Ave	1402	Zone 2	1,480	\$158.07	0.00%
5144-020-072	801 S Grand Ave	1403	Zone 2	990	\$105.73	0.00%
5144-020-073	801 S Grand Ave	1410	Zone 2	1,980	\$211.47	0.00%
5144-020-074	801 S Grand Ave	1411	Zone 2	1,580	\$168.75	0.00%
5144-020-075	801 S Grand Ave	1406	Zone 2	1,200	\$128.16	0.00%
5144-020-076	801 S Grand Ave	1407	Zone 2	1,320	\$140.98	0.00%
5144-020-077	801 S Grand Ave	1408	Zone 2	1,360	\$145.25	0.00%
5144-020-078	801 S Grand Ave	1409	Zone 2	1,066	\$113.85	0.00%
5144-020-079	801 S Grand Ave	1404	Zone 2	990	\$105.73	0.00%
5144-020-080	801 S Grand Ave	1411	Zone 2	1,880	\$200.79	0.00%
5144-020-081	801 S Grand Ave		Zone 2	1,310	\$139.91	0.00%
5144-020-082	801 S Grand Ave		Zone 2	1,320	\$140.98	0.00%
5144-020-083	801 S Grand Ave	1502	Zone 2	1,220	\$130.30	0.00%
5144-020-084	801 S Grand Ave	1503	Zone 2	1,320	\$140.98	0.00%
5144-020-085	801 S Grand Ave	1504	Zone 2	1,930	\$206.13	0.00%
5144-020-086	801 S Grand Ave		Zone 2	1,580	\$168.75	0.00%
5144-020-087	801 S Grand Ave	1506	Zone 2	1,200	\$128.16	0.00%
5144-020-088	801 S Grand Ave	1507	Zone 2	1,320	\$140.98	0.00%
5144-020-089	801 S Grand Ave	1508	Zone 2	1,360	\$145.25	0.00%
5144-020-090	801 S Grand Ave	1509	Zone 2	1,320	\$140.98	0.00%
5144-020-091	801 S Grand Ave	1510	Zone 2	1,270	\$135.64	0.00%
5144-020-092	801 S Grand Ave	1511	Zone 2	1,580	\$168.75	0.00%
5144-020-093	801 S Grand Ave	1606	Zone 2	1,200	\$128.16	0.00%
5144-020-094	801 S Grand Ave	1601	Zone 2	1,320	\$140.98	0.00%
5144-020-095	801 S Grand Ave	1602	Zone 2	1,220	\$130.30	0.00%
5144-020-096	801 S Grand Ave		Zone 2	1,320	\$140.98	0.00%
5144-020-097	801 S Grand Ave	1604	Zone 2	1,930	\$206.13	0.00%
5144-020-098	801 S Grand Ave	1605	Zone 2	1,580	\$168.75	0.00%
5144-020-099	801 S Grand Ave		Zone 2	1,200	\$128.16	0.00%

5144-020-100	801 S Grand Ave	1607	Zone 2	1,320	\$140.98	0.00%
5144-020-101	801 S Grand Ave	1608	Zone 2	1,360	\$145.25	0.00%
5144-020-102	801 S Grand Ave	1609	Zone 2	1,320	\$140.98	0.00%
5144-020-103	801 S Grand Ave	1610	Zone 2	1,270	\$135.64	0.00%
5144-020-104	801 S Grand Ave	1611	Zone 2	1,580	\$168.75	0.00%
5144-020-105	801 S Grand Ave	1712	Zone 2	1,200	\$128.16	0.00%
5144-020-106	801 S Grand Ave	1707	Zone 2	1,320	\$140.98	0.00%
5144-020-107	801 S Grand Ave	1702	Zone 2	1,220	\$130.30	0.00%
5144-020-108	801 S Grand Ave	1703	Zone 2	1,320	\$140.98	0.00%
5144-020-109	801 S Grand Ave	1704	Zone 2	1,930	\$206.13	0.00%
5144-020-110	801 S Grand Ave	1705	Zone 2	1,739	\$185.73	0.00%
5144-020-111	801 S Grand Ave		Zone 2	1,310	\$139.91	0.00%
5144-020-112	801 S Grand Ave	1707	Zone 2	1,320	\$140.98	0.00%
5144-020-113	801 S Grand Ave	1708	Zone 2	1,360	\$145.25	0.00%
5144-020-114	801 S Grand Ave	1703	Zone 2	1,320	\$140.98	0.00%
5144-020-115	801 S Grand Ave	1710	Zone 2	1,270	\$135.64	0.00%
5144-020-116	801 S Grand Ave	1711	Zone 2	1,580	\$168.75	0.00%
5144-020-117	801 S Grand Ave	1812	Zone 2	1,200	\$128.16	0.00%
5144-020-118	801 S Grand Ave	1801	Zone 2	1,320	\$140.98	0.00%
5144-020-119	801 S Grand Ave	1802	Zone 2	1,480	\$158.07	0.00%
5144-020-120	801 S Grand Ave		Zone 2	1,320	\$140.98	0.00%
5144-020-121	801 S Grand Ave	1804	Zone 2	1,930	\$206.13	0.00%
5144-020-122	801 S Grand Ave	1805	Zone 2	1,580	\$168.75	0.00%
5144-020-123	801 S Grand Ave	1806	Zone 2	1,200	\$128.16	0.00%
5144-020-124	801 S Grand Ave	1807	Zone 2	1,320	\$140.98	0.00%
5144-020-125	801 S Grand Ave	1808	Zone 2	1,360	\$145.25	0.00%
5144-020-126	801 S Grand Ave	1809	Zone 2	1,320	\$140.98	0.00%
5144-020-127	801 S Grand Ave	1810	Zone 2	1,270	\$135.64	0.00%
5144-020-128	801 S Grand Ave	1811	Zone 2	1,580	\$168.75	0.00%
5144-020-129	801 S Grand Ave	1912	Zone 2	1,200	\$128.16	0.00%
5144-020-130	801 S Grand Ave	1901	Zone 2	1,320	\$140.98	0.00%
5144-020-131	801 S Grand Ave	1902	Zone 2	1,220	\$130.30	0.00%
5144-020-132	801 S Grand Ave	1903	Zone 2	1,320	\$140.98	0.00%
5144-020-133	801 S Grand Ave	1904	Zone 2	1,930	\$206.13	0.00%
5144-020-134	801 S Grand Ave	1911	Zone 2	1,580	\$168.75	0.00%
5144-020-135	801 S Grand Ave	1906	Zone 2	1,200	\$128.16	0.00%
5144-020-136	801 S Grand Ave	1907	Zone 2	1,320	\$140.98	0.00%
5144-020-137	801 S Grand Ave	1908	Zone 2	1,360	\$145.25	0.00%
5144-020-138	801 S Grand Ave	1909	Zone 2	1,320	\$140.98	0.00%
5144-020-139	801 S Grand Ave	1910	Zone 2	1,270	\$135.64	0.00%
5144-020-140	801 S Grand Ave	1911	Zone 2	1,739	\$185.73	0.00%
5144-020-141	801 S Grand Ave	2012	Zone 2	1,200	\$128.16	0.00%
5144-020-142	801 S Grand Ave	2001	Zone 2	1,320	\$140.98	0.00%
5144-020-143	801 S Grand Ave	2002	Zone 2	1,220	\$130.30	0.00%
5144-020-144	801 S Grand Ave	2003	Zone 2	1,435	\$153.26	0.00%
5144-020-145	801 S Grand Ave	2004	Zone 2	1,930	\$206.13	0.00%
5144-020-146	801 S Grand Ave	2005	Zone 2	1,580	\$168.75	0.00%
5144-020-147	801 S Grand Ave	2006	Zone 2	1,200	\$128.16	0.00%
5144-020-148	801 S Grand Ave	2007	Zone 2	1,320	\$140.98	0.00%
5144-020-149	801 S Grand Ave	2008	Zone 2	1,360	\$145.25	0.00%
5144-020-150	801 S Grand Ave	2009	Zone 2	1,320	\$140.98	0.00%

5144-020-151	801 S Grand Ave	2010	Zone 2	1,270	\$135.64	0.00%
5144-020-152	801 S Grand Ave	2011	Zone 2	1,580	\$168.75	0.00%
5144-020-153	801 S Grand Ave	2112	Zone 2	1,200	\$128.16	0.00%
5144-020-154	801 S Grand Ave	2101	Zone 2	1,320	\$140.98	0.00%
5144-020-155	801 S Grand Ave	2102	Zone 2	1,220	\$130.30	0.00%
5144-020-156	801 S Grand Ave	2109	Zone 2	1,320	\$140.98	0.00%
5144-020-157	801 S Grand Ave	2104	Zone 2	1,930	\$206.13	0.00%
5144-020-158	801 S Grand Ave	2105	Zone 2	1,580	\$168.75	0.00%
5144-020-159	801 S Grand Ave	2106	Zone 2	1,200	\$128.16	0.00%
5144-020-160	801 S Grand Ave	2107	Zone 2	1,320	\$140.98	0.00%
5144-020-161	801 S Grand Ave	2108	Zone 2	1,360	\$145.25	0.00%
5144-020-162	801 S Grand Ave	2109	Zone 2	1,320	\$140.98	0.00%
5144-020-163	801 S Grand Ave	2110	Zone 2	1,270	\$135.64	0.00%
5144-020-164	801 S Grand Ave	2105	Zone 2	1,580	\$168.75	0.00%
5144-020-165	801 S Grand Ave	2206	Zone 2	1,200	\$128.16	0.00%
5144-020-166	801 S Grand Ave	2201	Zone 2	1,320	\$140.98	0.00%
5144-020-167	801 S Grand Ave	2202	Zone 2	1,220	\$130.30	0.00%
5144-020-168	801 S Grand Ave	2203	Zone 2	1,320	\$140.98	0.00%
5144-020-169	801 S Grand Ave	2204	Zone 2	1,930	\$206.13	0.00%
5144-020-170	801 S Grand Ave	2205	Zone 2	1,580	\$168.75	0.00%
5144-020-171	801 S Grand Ave	2206	Zone 2	1,200	\$128.16	0.00%
5144-020-172	801 S Grand Ave	2207	Zone 2	1,320	\$140.98	0.00%
5144-020-173	801 S Grand Ave		Zone 2	1,360	\$145.25	0.00%
5144-020-174	801 S Grand Ave	2209	Zone 2	1,320	\$140.98	0.00%
5144-020-175	801 S Grand Ave	2210	Zone 2	1,270	\$135.64	0.00%
5144-020-176	801 S Grand Ave	2211	Zone 2	1,580	\$168.75	0.00%
5144-020-192	810 S Flower St		Zone 2	267,314	\$28,549.70	0.48%
5144-020-193	810 S Flower St		Zone 2	16,521	\$1,764.48	0.03%
5144-020-194	810 S Flower St		Zone 2	2,792	\$298.19	0.01%
5144-020-195	805 S Hope St		Zone 2	35,630	\$3,805.36	0.06%
5144-021-029	801 S Flower St		Zone 2	34,377	\$3,671.54	0.06%
5144-021-030	809 S Flower St		Zone 2	15,200	\$1,623.39	0.03%
5144-021-031	813 S Flower St		Zone 2	70,262	\$7,504.13	0.13%
5144-021-032	819 S Flower St		Zone 2	30,400	\$3,246.78	0.05%
5144-021-035	816 S Figueroa St		Zone 1	36,872	\$3,147.36	0.05%
5144-021-039	800 S Figueroa St		Zone 1	173,907	\$14,844.54	0.25%
5144-021-041	833 S. Flower Street		Zone 2	137,532	\$14,688.66	0.25%
5144-021-043	888 S Figueroa St		Zone 1	532,875	\$45,485.71	0.76%
5144-021-045	833 S Flower		Zone 2	189,277	\$20,215.13	0.34%
5144-022-021	946 W 8th St -a		Zone 1	12,980	\$1,107.96	0.02%
5144-022-022	946 W 8th St -b		Zone 1	6,490	\$553.98	0.01%
5144-022-023	946 W 8th St -c		Zone 1	6,490	\$553.98	0.01%
5144-022-024	946 W 8th St -d		Zone 1	6,490	\$553.98	0.01%
5144-022-028	827 S Figueroa St -a		Zone 1	6,403	\$546.55	0.01%
5144-022-029	812 Francisco St		Zone 1	6,751	\$576.26	0.01%
5144-022-032	827 S Figueroa St -b		Zone 1	23,958	\$2,045.03	0.03%
5144-022-033	832 S Francisco St		Zone 1	2,526	\$215.62	0.00%
5144-022-034	(Parking Lot Francisco St.)		Zone 1	6,751	\$576.26	0.01%
5144-022-035	824 Francisco St		Zone 1	133,975	\$11,435.98	0.19%
5144-022-036	845 S Figueroa St		Zone 1	167,310	\$14,281.42	0.24%
5144-022-052	811 W 9th St		Zone 1	6,820	\$582.15	0.01%

5144-022-057	865 S Figueroa St	Zone 1	805,260	\$68,736.24	1.15%
5144-022-063	801 S Figueroa St	Zone 1	356,195	\$30,404.47	0.51%
5144-023-023	1000 W 8th St	Zone 1	740	\$63.17	0.00%
5144-023-024	1000 W 8th St.	Zone 1	4,748	\$405.28	0.01%
5144-023-025	1000 W 8th St.	Zone 1	4,486	\$382.92	0.01%
5144-023-026	1000 W 8th St.	Zone 1	4,225	\$360.64	0.01%
5144-023-027	1016 W 8th St	Zone 1	3,964	\$338.36	0.01%
5144-023-028	1018 W 8th St	Zone 1	3,659	\$312.33	0.01%
5144-023-029	1026 W 8th St	Zone 1	2,614	\$223.13	0.00%
5144-023-030	1030 W 8th St	Zone 1	2,919	\$249.16	0.00%
5144-023-032	1000 W 8th St.	Zone 1	5,488	\$468.45	0.01%
5144-023-033	1021 Florida St	Zone 1	5,488	\$468.45	0.01%
5144-023-034	1019 Florida St	Zone 1	5,489	\$468.54	0.01%
5144-023-035	1013 Florida St	Zone 1	5,488	\$468.45	0.01%
5144-023-036	1000 W 8th St.	Zone 1	5,488	\$468.45	0.01%
5144-023-037	1000 W 8th St.	Zone 1	5,488	\$468.45	0.01%
5144-023-038	1000 W 8th St.	Zone 1	4,225	\$360.64	0.01%
5144-023-039	1028 Florida St -a	Zone 1	2,265	\$193.34	0.00%
5144-023-040	1028 Florida St -b	Zone 1	4,835	\$412.71	0.01%
5144-023-041	1020 Florida St	Zone 1	9,844	\$840.27	0.01%
5144-023-042	1016 Florida St	Zone 1	4,922	\$420.14	0.01%
5144-023-043	1012 Florida St	Zone 1	4,920	\$419.97	0.01%
5144-023-044	1010 Florida St	Zone 1	4,922	\$420.14	0.01%
5144-023-045	831 Francisco	Zone 1	4,922	\$420.14	0.01%
5144-023-046	831 Francisco St	Zone 1	3,833	\$327.18	0.01%
5144-023-047	831 Francisco	Zone 1	4,835	\$412.71	0.01%
5144-023-048	1029 W 8th Pl	Zone 1	4,922	\$420.14	0.01%
5144-023-049	1027 W 8th Pl	Zone 1	4,922	\$420.14	0.01%
5144-023-050	1021 W 8th Pl	Zone 1	4,922	\$420.14	0.01%
5144-023-051	1017 W 8th Pl	Zone 1	4,922	\$420.14	0.01%
5144-023-052	1013 W 8th Pl	Zone 1	4,922	\$420.14	0.01%
5144-023-053	1009 W 8th Pl	Zone 1	4,922	\$420.14	0.01%
5144-023-054	851 Francisco St	Zone 1	8,712	\$743.65	0.01%
5144-023-055	1040 W 8th Pl	Zone 1	7,797	\$665.54	0.01%
5144-023-056	1030 W 8th Pl	Zone 1	4,922	\$420.14	0.01%
5144-023-057	1028 W 8th Pl	Zone 1	4,922	\$420.14	0.01%
5144-023-059	1020 W 8th Pl	Zone 1	4,443	\$379.25	0.01%
5144-023-060	1016 W 8th	Zone 1	4,008	\$342.12	0.01%
5144-023-062	1000 W 8th Pl	Zone 1	15,202	\$1,297.63	0.02%
5144-023-065	1029 Florida St	Zone 1	8,840	\$754.57	0.01%
5144-023-066	1026 W 8th	Zone 1	5,320	\$454.11	0.01%
5144-023-073	1010 W 8th Pl	Zone 1	8,180	\$698.24	0.01%
5144-023-074	Z31 (Parking Lot)	Zone 1	790	\$67.43	0.00%
5144-027-006	645 W 009 ST	Zone 2	57,915	\$6,185.44	0.10%
5144-027-008	645 W 9 ST UNIT 200	Zone 2	1,310	\$139.91	0.00%
5144-027-009	645 W 9 ST UNIT 201	Zone 2	600	\$64.08	0.00%
5144-027-010	645 W 9 ST UNIT 202	Zone 2	720	\$76.90	0.00%
5144-027-011	645 W 9 ST UNIT 203	Zone 2	1,070	\$114.28	0.00%
5144-027-012	645 W 9 ST UNIT 204	Zone 2	960	\$102.53	0.00%
5144-027-013	645 W 9 ST UNIT 205	Zone 2	660	\$70.49	0.00%
5144-027-014	645 W 9 ST UNIT 206	Zone 2	650	\$69.42	0.00%

5144-027-015	645 W 9 ST UNIT 207	Zone 2	650	\$69.42	0.00%
5144-027-016	645 W 9 ST UNIT 208	Zone 2	660	\$70.49	0.00%
5144-027-017	645 W 9 ST UNIT 209	Zone 2	660	\$70.49	0.00%
5144-027-018	645 W 9 ST UNIT 210	Zone 2	650	\$69.42	0.00%
5144-027-019	645 W 9 ST UNIT 211	Zone 2	830	\$88.65	0.00%
5144-027-020	645 W 9 ST UNIT 212	Zone 2	1,480	\$158.07	0.00%
5144-027-021	645 W 9 ST UNIT 213	Zone 2	1,300	\$138.84	0.00%
5144-027-022	645 W 9 ST UNIT 214	Zone 2	800	\$85.44	0.00%
5144-027-023	645 W 9 ST UNIT 215	Zone 2	930	\$99.33	0.00%
5144-027-024	645 W 9 ST UNIT 216	Zone 2	1,170	\$124.96	0.00%
5144-027-025	645 W 9 ST UNIT 218	Zone 2	1,040	\$111.07	0.00%
5144-027-026	645 W 9 ST UNIT 219	Zone 2	1,370	\$146.32	0.00%
5144-027-027	645 W 9 ST UNIT 220	Zone 2	890	\$95.05	0.00%
5144-027-028	645 W 9 ST UNIT 221	Zone 2	660	\$70.49	0.00%
5144-027-029	645 W 9 ST UNIT 222	Zone 2	650	\$69.42	0.00%
5144-027-030	645 W 9 ST UNIT 223	Zone 2	650	\$69.42	0.00%
5144-027-031	645 W 9 ST UNIT 224	Zone 2	650	\$69.42	0.00%
5144-027-032	645 W 9 ST UNIT 225	Zone 2	650	\$69.42	0.00%
5144-027-033	645 W 9 ST UNIT 226	Zone 2	900	\$96.12	0.00%
5144-027-034	645 W 9 ST UNIT 227	Zone 2	1,070	\$114.28	0.00%
5144-027-035	645 W 9 ST UNIT 228	Zone 2	720	\$76.90	0.00%
5144-027-036	645 W 9 ST UNIT 229	Zone 2	600	\$64.08	0.00%
5144-027-037	645 W 9 ST UNIT 230	Zone 2	1,310	\$139.91	0.00%
5144-027-038	645 W 9 ST UNIT 231	Zone 2	1,050	\$112.14	0.00%
5144-027-039	645 W 9 ST UNIT 233	Zone 2	1,030	\$110.01	0.00%
5144-027-040	645 W 9 ST UNIT 234	Zone 2	740	\$79.03	0.00%
5144-027-041	645 W 9 ST UNIT 235	Zone 2	1,190	\$127.09	0.00%
5144-027-042	645 W 9 ST UNIT 236	Zone 2	800	\$85.44	0.00%
5144-027-043	645 W 9 ST UNIT 237	Zone 2	910	\$97.19	0.00%
5144-027-044	645 W 9 ST UNIT 238	Zone 2	910	\$97.19	0.00%
5144-027-045	645 W 9 ST UNIT 239	Zone 2	800	\$85.44	0.00%
5144-027-046	645 W 9 ST UNIT 240	Zone 2	1,190	\$127.09	0.00%
5144-027-047	645 W 9 ST UNIT 241	Zone 2	740	\$79.03	0.00%
5144-027-048	645 W 9 ST UNIT 242	Zone 2	1,030	\$110.01	0.00%
5144-027-049	645 W 9 ST UNIT 244	Zone 2	1,050	\$112.14	0.00%
5144-027-050	645 W 9 ST UNIT 300	Zone 2	1,310	\$139.91	0.00%
5144-027-051	645 W 9 ST UNIT 301	Zone 2	600	\$64.08	0.00%
5144-027-052	645 W 9 ST UNIT 302	Zone 2	720	\$76.90	0.00%
5144-027-053	645 W 9 ST UNIT 303	Zone 2	1,070	\$114.28	0.00%
5144-027-054	645 W 9 ST UNIT 304	Zone 2	960	\$102.53	0.00%
5144-027-055	645 W 9 ST UNIT 305	Zone 2	660	\$70.49	0.00%
5144-027-056	645 W 9 ST UNIT 306	Zone 2	660	\$70.49	0.00%
5144-027-057	645 W 9 ST UNIT 307	Zone 2	660	\$70.49	0.00%
5144-027-058	645 W 9 ST UNIT 308	Zone 2	660	\$70.49	0.00%
5144-027-059	645 W 9 ST UNIT 309	Zone 2	660	\$70.49	0.00%
5144-027-060	645 W 9 ST UNIT 310	Zone 2	650	\$69.42	0.00%
5144-027-061	645 W 9 ST UNIT 311	Zone 2	1,050	\$112.14	0.00%
5144-027-062	645 W 9 ST UNIT 312	Zone 2	1,460	\$155.93	0.00%
5144-027-063	645 W 9 ST UNIT 313	Zone 2	1,360	\$145.25	0.00%
5144-027-064	645 W 9 ST UNIT 314	Zone 2	1,020	\$108.94	0.00%
5144-027-065	645 W 9 ST UNIT 315	Zone 2	960	\$102.53	0.00%